



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement

*375 Jackson Street., Suite 220
Saint Paul, MN 55101-1806*

*Telephone: 651-266-8989
Facsimile: 651-266-1919
Web: www.srvaul.gov/dsi*

October 19, 2017

**NOTICE OF CONDEMNATION AS
UNFIT FOR HUMAN HABITATION AND
ORDER TO VACATE**

Danielle Sobaski
1124 Matilda St
Saint Paul MN 55117-4818

Occupants
1124 Matilda St
St. Paul, MN 55117-4818

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at 1124 MATILDA ST is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on October 19, 2017 and ordered vacated no later than October 31, 2017.

Your attention is called to the following provisions of Section 34.23, Subsection 6 entitled, "Vacation of Structure or Unit":

"Any residential structure or residential unit which has been condemned or placarded as unfit for human habitation shall be vacated within the time set forth in the placard and/or order. It shall be unlawful for any person to let to any person for human habitation any structure or unit so condemned or placarded, and no person shall occupy the structure or unit after the date set forth in the placard and/or **notice.**"

**THIS DWELLING SHALL NOT AGAIN BE USED FOR HUMAN HABITATION
UNTIL WRITTEN APPROVAL IS SECURED FROM THE CITY OF SAINT PAUL;
DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE
ENFORCEMENT**

Principle Violations: These deficiencies must be connected before this condemnation and vacate order will be removed.

1. **CONDEMNATION:** This occupancy is condemned as unsafe or dangerous. It constitutes a condition of material endangerment to occupants and emergency personnel. The interior of home has hoarding conditions and multiple code violations. Inspector found the home is full of combustible materials, egress windows blocked, small walking path throughout the home. **DONE**
2. **CARBON MONOXIDE ALARM:** Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions. **DONE**
3. **BATHROOM:** Every dwelling unit shall contain within its walls a room, or adjacent rooms, separate from the habitable rooms which affords privacy and which is equipped with a toilet, hand sink and bathtub or shower. It appears the basement bathroom was installed without a hand sink or permit and does not meet code. Remove the bathroom walls, and fixtures, or repair under permit to meet code. **DONE**
4. **MORE THAN FOUR UNRELATED OCCUPANTS:** The use of this building for more than four unrelated adults would require approval and a Certificate of Occupancy. Use of this property does not conform to zoning ordinance. Immediately discontinue unapproved use and convert to legal use. Discontinue use as a rooming and boarding occupancy without approval and the required Certificate of Occupancy. **DONE**
5. **CEILING HEIGHT:** Provide and maintain all habitable areas with a ceiling height of 7 feet over 1/2 the floor area including the second floor. **Abated per owner**
6. **COMBUSTIBLE MATERIALS:** Immediately remove and discontinue excessive accumulation of combustible materials throughout the home. **Matt Dornfeld to confirm-need to reduce to safe standard**
7. **CONCEALED STORAGE:** Remove the storage from attic or other concealed spaces or provide and maintain one hour fire resistive construction on the storage side of attics or other concealed spaces. Storage must not be place on exposed joists. **DONE**
8. **DRYER VENTING:** Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work requires a permit(s). Call DSI at (651) 266-8989. **Was removed per owner**
9. **EAVES/SOFFITS:** The eaves and soffits are in a state of disrepair or deterioration. Repair all defects, holes, breaks, loose or rotting boards, to a professional state of maintenance. **Grant to November 1, 2018 for compliance**

10. **ELECTRICITY:** Immediately repair electrical service. Use of candles, fuel operated lighting or extension cord wiring and temporary lighting is not permitted. Remove all temporary lighting and extension cords from the interior and exterior of home. **Matt to confirm in 30 days**
11. **EXPOSED WIRES:** Remove unapproved exposed wiring and repair or replace damaged electrical fixtures throughout. Install in accordance with the electrical code. This work requires a permit(s). Call DSI at (651) 266-9090. **Was abated under a general electrical permit**
12. **FLOORS:** All floors throughout must be maintained in a sound condition and in a professional state of maintenance and repair. **DONE**
13. **FURNACE:** Have a licensed heating contractor service and clean the furnace or boiler and make any necessary repairs. Perform a C/O test on the heating plant. Then, send the attached form back to the Inspector. Repair of gas fired appliances requires a permit. Provide written verification. **Matt to confirm in 30 days**
14. **INTERIOR SANITATION:** The interior shall be maintained in a clean and sanitary condition, free from any accumulation of refuse or garbage. **DONE**
15. **MECHANICAL CLEARANCE:** Provide 30 inches clearance around all mechanical equipment including the furnace and water heater. **DONE**
16. **EMERGENCY ESCAPE AND RESCUE OPENING:** At least one window or door opening in every room used for sleeping purposes shall be openable from the inside and maintained in a professional state of maintenance and repair. Provide and maintain an approved opening from each sleeping room or area, or discontinue use of area as a sleeping room. **DONE**
17. **MOLD/MILDEW:** Abate and maintain the interior throughout reasonably free from dampness and free of any mold or mildew. **Matt to confirm**
18. **PLUMBING:** Repair or replace and maintain all parts of the plumbing system to an operational condition. Evidence of leaking plumbing throughout. Repair all leaks and repair or replace basement plumbing to meet code. Repair under permit by a licensed contractor. **Owner says not leaking but condensation. If Matt don't have any issue, the item is considered abated**
19. **SUPPLIED EQUIPMENT:** Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code. Repair or replace the broken refrigerator. **DONE**
20. **WALLS:** All walls must be maintained in a sound condition and in a professional state of maintenance and repair. **DONE (Inspector says no hole)**
21. **CEILINGS:** The interior ceilings throughout are defective. Repair all ceiling defects and finish in a professional manner. **DONE, unless needs a paint job**

22. **STORAGE:** Provide and maintain orderly storage of materials. Provide and maintain at least 2 feet clearance below the lowest structural member or the ceiling. **Matt to confirm**
23. **WINDOWS:** Repair and maintain the window in good condition including the glass, sash, frame and screens. Windows shall be without cracks or holes, sashes shall be in sound conditions, the window shall be easily opened and maintain the open position. All screens shall be maintained in a professional state of maintenance and repair. **Grant to July 1, 2018**
24. **WOODWORK:** All woodwork throughout must be maintained in a sound condition and in a professional state of maintenance and repair. **Matt to confirm in 30 days**
25. **DECK/STAIRWAY:** Repair or replace the unsafe stairways, porch, decks, railings and handrail in a professional state of maintenance and repair. Repair the front and side exit stairs to meet code. This work requires a permit(s). Call DSI at (651) 266-9090. **Looking for safe entry and exit, need confirmation in 30 days**
26. **DOOR(S):** All doors and its hardware shall be in sound condition and fit within its frame. Doors shall be maintained in a professional state of maintenance and repair. Repair or replace the damaged doors, hardware, or frame, including the rear storm door. **Matt to confirm in 30 days**
27. **EXTERIOR WALLS:** The exterior walls and/or trim of the house and/or garage has defective or peeling paint, or unpainted wood surfaces. Maintain in a professional state of maintenance and repair. **Grant to November 1, 2018 (can do repair fixes on this)**
28. **ACCESSORY STRUCTURES/FENCES:** All accessory structures including, but not limited to, detached garages, sheds and fences shall be kept in a professional state of maintenance and repair and maintained structurally sound. All exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by paint which is not lead-based paint or by other protective covering or treatment. Service doors to accessory structures shall be provided with securing locks, including repair damaged garage doors facing the alley. **DONE**
29. **SCRAPPING:** Scrapping and/or recycling processing is not permitted in a residential zoning district per section 66.221 of the St Paul Legislative Code. **IMMEDIATELY CEASE SCRAPPING OPERATIONS. ceased**

Authorization to reoccupy this/these dwelling unit(s) will not be given until it is demonstrated that all principal violations have been corrected and that no new conditions exist which could constitute material endangerment or which threaten the peace, health, safety or wellfaTe of the occupants of this building.

All repairs and new installations must be made in accordance with the appropriate codes. Permit information may be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989.

1124 MATILDA ST

Page 5 of 5

You may file an appeal to this notice by contacting the City Clerk's Office at (651) 266-8585. Any appeal must be made in writing within 10 days of the date of this notice.

It is the responsibility of the property owner to keep all buildings secured and to properly maintain the premises at all times.

If you have any questions concerning this matter, please contact the Inspector, Lisa Martin, at 651-266-1940. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Lisa Martin
Enforcement Officer

lm

c: Posted to ENS

uhh60103 4/l