



CITY OF SAINT PAUL

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- Yog hais tias koj tsis to taub tsab ntawv no, hu rau tus txhais lus ntawm (651) 266-8989. Nws yog pab dawb xwb.
- Si necessita un traductor, por favor llamanos al (651)266-8989. No costo.

345

June 15, 2018

Donald Orr/Barbara J Patsche Orr
1765 Maryland Ave E
St Paul MN 55106-2942

CORRECTION NOTICE

Date: **June 15, 2018**
RE: **1765 MARYLAND AVE E**
File #: **18-058001**

Dear Sir or Madam:

The City of Saint Paul, Department of Safety and Inspections has inspected the above referenced property on **June 4, 2018** and has determined that the following deficiencies exist in violation of the Saint Paul Legislative Code¹ (see footnote 1, below).

1. **SPLC 34.15 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. **INSTALL A CARBON MONOXIDE ALARM UPSTAIRS ON THE TOP FLOOR.**
2. **SPLC 34.15 SMOKE DETECTOR:** The occupant of a dwelling unit must inform the owner of the dwelling unit of a nonfunctioning smoke detector within 24 hours of discovering that the smoke detector in the dwelling unit is not functioning. Smoke detector may not be tampered with or disabled at any time. **INSTALL A FUNCTIONING SMOKE DETECTOR IN A CENTRALIZED LOCATION ON EVERY FLOOR.**
3. **MMC 504.6 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 may require a permit(s). Call DSI at (651) 266-8989. **INSTALL SMOOTH METAL DRYER VENT PIPING ALL THE WAY TO THE OUTSIDE WITH NO SCREWS OR REMOVE THE PIPING COMPLETELY AND SEAL THE HOLE.**

4. SPCL 34.23 **FIRE HAZARD: PLUG THE FREEZER IN THE DIRECTLY INTO A WALL SOCKET.**
5. SPLC 45.03 **COMBUSTIBLE MATERIALS:** Immediately remove and discontinue excessive accumulation of combustible materials. **REMOVE EXCESSIVE STORAGE IN THE TOP/3RD FLOOR TO PREVENT FIRE HAZARDS. REMOVE ALL ITEMS ON THE STAIRS TO PREVENT A TRIPPING HAZARD. REMOVE ALL EXCESSIVE STORAGE IN THE LIVING ROOM.**
6. SPLC 45.03 **STORAGE:** Provide and maintain orderly storage of materials. Provide and maintain at least 2 feet clearance below the lowest structural member or the ceiling. **REMOVE AND/OR RELOCATE EXCESSIVE STORAGE TO PROVIDE AND MAINTAIN ORDERLY STORAGE OF MATERIALS THROUGHOUT THE ENTIRE HOUSE, ESPECIALLY IN THE TOP/3RD FLOOR AND THE LIVING ROOM.**
7. SPLC 34.09 **GUARDRAIL:** Provide an approved guardrail. Intermediate balustrade must not be more than 4 inches apart. Intermediate rails must be provided if the height of the platform is more than 30 inches. **INSTALL A GUARDRAIL FOR THE BASEMENT STAIRS.**
8. SPLC 34.09 **HANDRAIL:** The exterior stairs have missing or defective handrails. Provide all interior and exterior stairways and steps of more than three (3) risers with handrails which are grippable and installed 34" to 38" above the nose of the stair treads. **INSTALL, REPAIR OR REPLACE THE MISSING/BROKEN HANDRAIL FOR THE FRONT EXTERIOR STEPS.**
9. NEC 110.26 **ELECTRICAL PANEL CLEARANCE:** Provide and maintain a minimum of 36 inches clearance in front of all electrical panels. **REMOVE FREEZER AND ANY ITEMS IN FRONT OF THE ELECTRICAL PANEL.**
10. SPLC 34.10 **WALLS:** All walls must be maintained in a sound condition and in a professional state of maintenance and repair. **REMOVE ALL COBWEBS ON ALL WALLS THROUGHOUT THE ENTIRE HOUSE, ESPECIALLY IN THE BATHROOM. CLEAN, SANITIZE, SCRAPE AND REPAINT TO EFFECT A SOUND CONDITION IN A PROFESSIONAL MANNER.**
11. SPLC 34.10 **CEILINGS:** All ceilings must be maintained in a sound condition and in a professional state of maintenance and repair. **REMOVE ALL COBWEBS ON ALL CEILINGS THROUGHOUT THE ENTIRE HOUSE, ESPECIALLY IN THE BATHROOM. CLEAN, SANITIZE, SCRAPE AND REPAINT TO EFFECT A SOUND CONDITION IN A PROFESSIONAL MANNER.**
12. SPLC 34.09 **ROOF:** Provide and maintained the roof weather tight and kept in a professional state of maintenance and repair, impervious to water and have no defects which admit water or dampness to the interior of the building. **REPAIR THE WATER LEAKAGE IN THE TOP/3RD FLOOR.**
13. SPLC 34.10 **MOLD/MILDEW:** Abate and maintain the interior reasonably free from dampness and free of any mold or mildew **PARTICULARILY IN THE BATHROOM AND BASEMENT WALLS/CEILINGS ABOVE THE STAIRWAY.**

14. SPLC 34.14 **Light and ventilation on residential properties.** Windows and mechanical ventilation systems shall be maintained and operable per manufacturer's recommendations. Bathrooms shall be vented as required by the building code in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. Every common hall and inside stairway in every residential structure or dwelling unit shall be illuminated as required by the building code in effect at the time of construction or as altered/modified under an approved building permit. **REPAIR, REPLACE OR INSTALL ALL MISSING OR DEFECTIVE LIGHT BULBS. PROVIDE ILLUMINATION TO EVERY BEDROOM, HALLWAY, STAIRWAY, ETC IN THE HOUSE.**

You are hereby notified to correct these deficiencies in accordance with the appropriate codes. The Enforcement Officer will re-inspect these premises on or after

June 11, 2018 for items 1 and 2,

June 29, 2018 for items 3 and 4,

July 9, 2018 for items 5 through 14,

by which date the violations noted must be corrected. **Failure to correct these deficiencies may result in the issuance of criminal charges²** and/or a civil lawsuit, and possible abatement/assessment by the City. All repairs and new installations must be made in accordance with the appropriate codes. Permits may be obtained by calling 651-266-8989.

You may file an appeal to this notice by contacting the City Clerk at 651-266-8585. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this Notice when you appeal and pay a filing fee.)

If you have any questions or request additional information, please contact me. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to me at 651-331-8273.

Sincerely,

**Stephan Suon
Badge # 345**

CODE ENFORCEMENT OFFICER

Footnotes:

¹ To see the Legislative Code go to www.stpaul.gov on the internet, click on "Departments", then click on "Department of Safety and Inspections", scroll down the page for the "Codes". Most Correction Notices derive from Chapter 34.

² Criminal charges can be brought on the day the violation is observed, but generally we allow time to correct unless this is a repeat violation.

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WARNING: Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection for compliance after the due date will be collected from the owner rather than being paid for by the taxpayers of the City. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within said 12 months will be collected from the owner rather than being paid for by the taxpayers of the City. Any such future costs will be collected via assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.

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