



CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

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August 11, 2014

WILLIAM R JANSEN  
WENDY K WENZEL  
677 THOMAS AVE  
ST PAUL MN 55104-1881

## NOTICE OF CONDEMNATION UNFIT FOR HUMAN HABITATION ORDER TO VACATE

RE: 610 ST ALBANS ST N  
Ref. # 121578

Dear Property Representative:

Your building was inspected on August 11, 2014.

The building was found to be unsafe, unfit for human habitation, a public nuisance, a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building.

The following deficiency list must be completed or the building vacated by the re-inspection date.

A reinspection will be made on or after August 12, 2014. **The reinspection date will be pending tomorrow's Legislative Hearing.**

CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF OCCUPANCY.

Failure to complete the corrections may result in a criminal citation. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

### DEFICIENCY LIST

1. Exterior - Garage - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects. -Attached garage roof is deteriorated and has visible holes and rotted wood.

2. Exterior - Fence - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements. -Repair or replace the fence.
3. Exterior - Garage - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements. -Replace or repair front garage doors in an approved manner. Paint the garage.
4. Exterior - SPLC 34.09 (1) b,c, 34.33 (1) b, c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint. -Scrape peeling paint and repaint
5. Interior - 2nd floor bathroom - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner. -Scrape peeling paint and repair holes in ceiling in an approved manner.
6. Interior - 2nd Floor All Rooms - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner. -Repair all holes in the walls on the 2nd floor in an approved manner, This work may require permits.
7. Interior - 2nd Floor Bathroom - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. -Scrape peeling paint and repaint walls in 2nd floor bathroom
8. Interior - Basement - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring. -Discontinue using extension cords for permanent wiring. Use an approved power strip and plug it directly into outlet.
9. Interior - Basement - UMC 1346.703 - Provide 30 inches clearance around all mechanical equipment. -Remove items from around the furnace and hot water heater, maintain an approved clearance.
10. Interior - Basement Stairwell - SPLC 34.10 (3) 34.33(2) - Provide an approved guardrail. Intermediate balustrades must not be more than 4 inches apart. Intermediate rails must be provided if the height of the platform is more than 30 inches. -Provide an approved guardrail.
11. Interior - Basement Stairwell - SPLC 34.10 (3), 34.33(2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair. -Provide an approved handrail, this work may require permits.
12. Interior - Entry Way - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. -Repair the water damage in the ceiling and the holes in an approved manner.

13. Interior - Entry way ceiling - SPLC 34.11 (4), 34.34 (1), MPC 4515, MPC 326 - Connect or cap the sewer piping in accordance with the plumbing code. -Repair the fitting in the entry way ceiling for the tub in an approved manner. May require permits.
14. Interior - Kitchen - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. -Repair holes in the walls in an approved manner this work may require permits.
15. Interior - Kitchen - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner. -Repair the Kitchen floor in an approved manner.
16. Interior - Kitchen - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner. -Replace or repair the kitchen sink cabinet in an approved manner. Floor under cabinets is rotted.
17. Interior - Main Level bedroom - MSFC 1028.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway. -Main level bedroom windows are blocked, remove objects from in front of them.
18. Interior - Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the windows in good condition. -Several windows do not fit tightly within frames, are rotted and cracked, and/or exposed paint.
19. Interior - Entryway - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner. -Repair the trim around the closet door in an approved manner.
20. Interior - 2nd Floor Bathroom - SPLC 34.12 (2), SPLC 34.36 (1) - 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. -Replace or repair tube in an approved manner. The area around facets is open and duct tape on tube below facets. Work may require permits.
21. Interior - Basement Stairwell - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. -Repair the holes in the walls in basement stairwell in an approved manner. This work may require permits.
22. Throughout - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials. -Reduce the fuel load in the basement of the house and the garage.
23. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
24. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: [adrian.neis@ci.stpaul.mn.us](mailto:adrian.neis@ci.stpaul.mn.us) or call me at 651-266-8992 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

A.J. Neis  
Fire Inspector  
Ref. # 121578

cc: Housing Resource Center  
Force Unit