



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-8951  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

December 6, 2018

AFRICAN CHRISTIAN FELLOWSHIP OF MN INC  
756 JACKSON ST  
SAINT PAUL MN 55117

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

RE: **87 ACKER ST E – OFFICE BLDG**  
Ref. # 100327

Dear Property Representative:

Your building was inspected on December 6, 2018.

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 March 6, 2019.

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. Office - Heating - SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times. - *Heat is non-functional due to disconnected furnace.*

2. Office Building - Basement - SPLC 34.10 (2), 34.34(1) - Repair and maintain the damaged structural member. This repair may require a building permit, call DSI at (651) 266-8989. - *Repair the improperly installed joist hangers supporting the floor where former stairway was removed. Joist hangers are mounted with two screws per hanger, improper type and number of fasteners.*
3. Office Building - Basement Ceiling - MSFC 803.1 - Wall and/or ceiling finishes exceed the code requirements for flame spread ratings. Remove or provide documentation of flame spread compliance. - *Remove, cover or replace the exposed paper-faced insulation on basement ceiling.*
4. Office Building - Exterior Front - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window glass.
5. Office Building - Heating - MN Rules 1300.0180 - Immediately discontinue use of unsafe heating appliance until repaired or replaced by a licensed contractor. This work may require a permit(s). Call DSI at (651) 266-9090. - *Repair or replace the furnace and obtain inspections and approval under permit. If furnace is not to be replaced, provide other approved permanent heat sources for every habitable room. The previous existing furnace was removed and partially replaced without permits. Currently no working permanent heat source in the office building.*

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: [mitchell.imbertson@ci.stpaul.mn.us](mailto:mitchell.imbertson@ci.stpaul.mn.us) or call me at 651-266-8986 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Mitchell Imbertson  
Fire Inspection  
Ref. # 100327

cc: Housing Resource Center  
Force Unit