



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
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330.0

January 28, 2016

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

John M Hanson
2059 Idaho Ave E
St Paul MN 55119-3076

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **2059 IDAHO AVE E** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **January 28, 2016** and ordered vacated no later than **January 28, 2016**.

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 corrected before this condemnation and vacate order will be removed.

1. Lack of Water Service. Immediately restore water service. Failure to provide water service will result in these premises being declared Unfit for Human Habitation and ordered vacated for lack of this basic facility. **WATER OFF FOR REPAIR.**

LACK OF WATER SERVICES TO THE PROPERTY CONSTITUTES MATERIAL ENDANGERMENT TO THE PROPERTY.

Other Violations: These deficiencies must be corrected in order to bring this property into compliance with the Saint Paul Legislative Code.

2. **Sec. 34.23 (8)** – Whenever, in the opinion of the enforcement officer, a residential property is deteriorated or dilapidated or unsanitary to the extent that a major rehabilitation is necessary or the condition at the initial inspection prohibits the inspector from making a complete or comprehensive inspection, the inspector may require a code compliance inspection. If the property is condemned as “unfit for human habitation,” full compliance with the code compliance inspection may be required before re-occupancy is allowed. **Property was condemned on 1-28-2016 for lack of water service, sanitation issues throughout interior and exterior of the property. Property will be required to comply with a code compliance inspection.**
3. **GARAGES AND ACCESSORY STRUCTURES.** All garages and accessory structures must be in sound condition and secure from unauthorized entry. Repair or replace any missing doors, windows, or hardware for same. **Replace damaged garage porch door. Missing screws to secure the door.**
4. The bathroom floor covering is deteriorated or inadequate. Provide floor covering which is impervious to water and easily cleanable throughout the bathroom and seal around the edges and fixtures. **Replace deteriorated/dilapidated main floor bathroom floor.**
5. MN State Statute 299F.50 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 missing CO detector in main floor hallway.**
6. Smoke Detector: Lack of properly installed and operable smoke detector. Provide functioning smoke detectors in accordance with the attached requirement, within 24 hours. **Install missing smoke detector in main floor hallway.**
7. **SANITATION:** Immediately remove improperly stored or accumulated refuse including; garbage, rubbish, junk, vehicle parts, wood, metal, recycling materials, household items, building materials, rubble, tires, etc., from yard. The Saint Paul Legislative Code requires all exterior property areas to be maintained in a clean and sanitary condition. Usable materials must be stored in an approved manner, so as not to constitute a nuisance. **Remove piles and mounds of refuse inside of the house in all rooms, hallways and throughout the basement. Clean and sanitize house throughout, remove all cob webs and mold spores throughout the interior of the house.**

8. Lacking deadbolt door locks. Provide one-inch throw deadbolt locks for all entry doors to dwelling unit(s). **Install missing deadbolt locks on north and south entry and exit doors.**
9. **Secure or replace damaged north and south entry door knobs and assemblies.**
10. Due to the number of deficiencies, a Code Compliance Inspection will be required before a Placard Lift will be issued.
11. 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. **Have a licensed contractor inspect, test and repair deterioration to the heating system in the basement.**
12. G.F.C.I.: The bathroom is lacking an electrical G.F.C.I. outlet. Permit May Be Required. **Install missing GFCI in the main floor bathroom.**
13. The interior ceilings are defective. Repair all ceiling defects and finish in a professional manner. **Remove mold from ceilings throughout the interior of the house.**
14. The interior walls are defective. Repair all wall defects and finish in a professional manner. **Remove mold from walls throughout the interior of the house.**
15. **Replace damaged and deteriorated garage doors.**
16. **Replace all damaged and dilapidated interior doors to include both north and south entry and exit doors.**
17. **Replace deteriorated drive way under permit.**

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 welfare 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.

You may file an appeal to this notice by contacting the City Clerk's Office at (651) 266-8688. 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, Sean Westenhofer, at 651-266-1924. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

2059 IDAHO AVE E

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Sincerely,

Sean Westenhofer

Code Enforcement Officer

SW

c: Posted to ENS

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