



CITY OF SAINT PAUL

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

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

330.0

May 30, 2019

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

Robert F Bier
174 Page St W
St Paul MN 55107-3450

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **174 PAGE ST W** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **May 29, 2019** and ordered vacated no later than **May 29, 2019**.

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

“Any dwelling unit, structure or portion thereof which has been condemned or placarded as unfit for occupancy shall be vacated within the time set forth in the placard and/or order. No person shall occupy or let for occupancy any structure which is condemned.”

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. SPLC 34.23 **CONDEMNATION:** This occupancy is condemned as unsafe or dangerous. It constitutes a condition of material endangerment to occupants and emergency personnel. The gas meter on the property is locked. The exterior of the property has trash and other refuse scattered throughout and around the house.
2. SPLC 34.11 **GAS:** Lack of Natural Gas Service. Immediately restore natural gas service. Failure to provide natural gas service will result in these premises being declared Unfit for Human Habitation and ordered vacated for lack of this basic facility. **LACK OF BASIC FACILITY CONSTITUTES MATERIAL ENDANGERMENT TO THE PROPERTY AND OCCUPANT(S).**
3. SPLC 34.08 **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. **DOORS ON THE GARAGE FOUND UNSECURED AND OPEN AND IN DISREPAIR. PLEASE REPAIR THE DOORS AND SECURE THE GARAGE.**
4. SPLC 34.09 **DECK/STAIRWAY:** Repair or replace the unsafe stairways, porch, decks, railings and handrail in a professional state of maintenance and repair. This work may require a permit(s). Call DSI at (651) 266-9090. **FOUND FRONT STAIRCASE COVERED BY OVERGROWN TREE BRANCHES. PLEASE CUT BACK AND REMOVE THE TREE BRACHES BLOCKING THE FRONT CEMENT STAIRCASE BY THE PUBLIC SIDEWALK. FOUND FRONT DECK CEMENT CRACKED AND STEPS CRACKED WITH HOLES. PLEASE REPAIR, REPLACE AND SEAL THE CRACKS.**
5. SPLC 34.09 **EAVES:** 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. Permit may be required. **FOUND EAVES AND SOFFITS IN DISREPAIR, FALLING AND HOLES IN THE SOFFITS, DETERIORATED EAVES AROUND THE HOUSE. FASCIA FOUND DETERIORATED AND WEATHERED.**
6. SPLC 34.08 **EXTERIOR SANITATION:** All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces. Remove the accumulation of exterior storage that creates a nuisance or harbors rodents. **FOUND TRASH SCATTERED AND IN THE PILES AROUND THE PROPERTY.**
7. SPLC 34.09 **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 door, hardware, or frame. **FOUND FRONT STORM DOOR IN DISREPAIR. REPAIR, REPLACE OR REMOVE THE DAMAGED DOOR.**

8. SPLC 34.11 and/or 34.14 **XCEL ENERGY:** Xcel Energy has reported that electric and/or gas service has been terminated. Immediately restore service. Failure to provide proper gas/electric service will result in these premises being declared Unfit for Human Habitation and ordered vacated for lack of basic facilities. Use of candles, fuel operated lighting/generator or extension cord wiring is not permitted while power is off. **If unit is vacant notify the inspector. FOUND GAS METER LOCKED WITH A TAG REQUESTING INSPECTION.**

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) 266-8585. 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, Sean Westenhofer, at 651-266-1914. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Sean Westenhofer
Code Enforcement Officer

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cc: Posted to ENS