



CITY OF SAINT PAUL

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335.0

August 30, 2019

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

Dianne N Krahn
904 Arkwright St
St Paul MN 55130-4026

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **904 ARKWRIGHT ST** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **August 22, 2019** and ordered vacated no later than **August 26, 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 interior of home has gross unsanitary conditions. Inspector found the home with cat feces, bed bug infestation, flies, and unsanitary conditions throughout the home. **PLEASE HIRE A LICENSED EXTERMINATOR TO ELIMINATE PESTS, PROVIDE SMOKE AND CARBON MONOXIDE ALARMS THROUGHOUT THE HOME, REMOVE ALL EXTENSION CORDS, AND HIRE A LICENSED CONTRACTOR TO REPLACE THE DRYER VENTING.**
2. SPLC 34.10 **BATHROOM FLOOR:** Every bathroom floor surface shall be kept in a professional state of maintenance and repair and be constructed and maintained substantially impervious to water to permit such floor to be easily kept in a clean and sanitary condition. **REPAIR OR REPLACE ALL DAMAGED FLOORING THROUGHOUT THE HOME INCLUDING THE BATHROOM.**
3. SPLC 34.10 **CABINETS:** All cabinets must be maintained in a sound condition and in a professional state of maintenance and repair. **REPAIR OR REPLACE ALL DAMAGED CABINETS.**
4. 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. **PROVIDE A CARBON MONOXIDE ALARM WITHIN 10 FEET OF EVERY SLEEPING AREA.**
5. SPLC 34.10 **CEILINGS:** All ceilings must be maintained in a sound condition and in a professional state of maintenance and repair. **PATCH AND PAINT CEILINGS THROUGHOUT THE HOME.**
6. 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. **REPAIR OR REPLACE ALL DAMAGED INTERIOR DOORS.**
7. 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. **DO NOT USE THE DRYER UNTIL A NEW DRYER VENT HAS BEEN INSTALLED BY A LICENSE CONTRACTOR UNDER PERMIT.**
8. NEC 110.26 **ELECTRICAL PANEL CLEARANCE:** Provide and maintain a minimum of 36 inches clearance in front of all electrical panels. **REMOVE ALL ITEMS BLOCKING THE ELECTRICAL PANEL.**

9. SPLC 45.03 **EXTENSION CORDS:** Immediately, discontinue use of frayed, deteriorated, damaged or spliced electrical cords adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-9090. **IMMEDIATELY REMOVE ALL EXTENSION CORDS THROUGHOUT THE HOME.**
10. SPLC 34.09 **EXTERIOR WALLS:** The exterior walls and/or trim of the house and/or garage has defective or peeling paint, or unpainted wood surfaces. Maintain in a professional state of maintenance and repair. **SCRAPE AND PAINT EXTERIOR OF THE HOUSE.**
11. SPLC 34.10 **EXTERMINATION:** Exterminate and control insects, rodents or other pests throughout the entire building. Provide documentation of extermination report from a licensed professional Pest Control Operator, and follow their recommendations to eradicate the pests. **HIRE A LICENSED EXTERMINATOR TO ELIMINATE PESTS INCLUDING BED BUGS. WRITTEN VERIFICATION IS REQUIRED.**
12. SPLC 34.10 **FLOORS:** All floors must be maintained in a sound condition and in a professional state of maintenance and repair. **REPAIR OR REPLACE ALL DAMAGED FLOORING THROUGHOUT THE HOME.**
13. SPLC 34.11 **HEATING FACILITIES:** Every residential building or residential portion of a building shall have heating facilities that are properly installed, safely maintained and in good working condition, and capable of safely and adequately heating all habitable rooms. **PLEASE HAVE THE FURNACE INSPECTED BY A LICENSED CONTRACTOR AND PROVIDE WRITTEN PROOF THAT THE PROOF FURNACE IS WORKING PROPERLY INCLUDING A CARBON MONOXIDE TEST.**
14. SPLC 45.03 **INTERIOR SANITATION:** The interior shall be maintained in a clean and sanitary condition, free from any accumulation of refuse or garbage. **REMOVE BAGS OF TRASH, FLIES, BED BUGS, CAT FECES AND SANITIZE THE ENTIRE HOME.**
15. SPLC 33.03 **PLUMBING:** Repair or replace and maintain all parts of the plumbing system to an operational condition. Permits may be required. **MANY PLUMBING FIXTURES DO NOT MEET CODE AND NEED REPAIR UNDER PERMIT.**
16. 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. **PROVIDE SMOKE DETECTORS THROUGHOUT THE INSIDE OF THE HOME.**
17. SPLC 34.13 **SLEEPING ROOMS: REQUIRED SPACE FOR SLEEPING ROOMS.** Discontinue use of room for sleeping purposes or provide a minimum gross floor area of 70 square feet for one occupant.
18. SPLC 34.10 **WALLS:** All walls must be maintained in a sound condition and in a professional state of maintenance and repair. **ALL WALLS NEED TO BE CLEANED, PATCHED AND PAINTED.**

19. SPLC 34.11 **WATER HEATER:** Every residential building or residential portion of a building shall have water heating facilities installed in accordance with the plumbing code, properly maintained and properly connected with hot water lines required under paragraph (4) of this section and which are capable of heating water to a temperature of 110 degrees Fahrenheit but not more than 120 degrees Fahrenheit. **WATER HEATER WAS REPLACED. PERMIT NEEDS TO BE INSPECTED AND APPROVED. Call DSI at (651) 266-9090.**
20. SPLC 34.09 **WINDOWS:** Repair and maintain the window in good condition including the glass, sash, frame and screens. Windows shall be without cracks or holes, sashes shall be in sound conditions, the window shall be easily opened and maintain the open position. All screens shall be maintained in a professional state of maintenance and repair. **REPAIR ALL WINDOWS TO MEET CODE, AND REPAIR OR REPLACE MISSING OR TORN SCREENS.**

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, Lisa Martin, at 651-266-1940. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Lisa Martin
Code Enforcement Officer

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cc: Posted to ENS