



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

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)

October 19, 2016

PETERSON PROPERTIES  
FRANCES A PETERSON  
1326 LAKE ELMO  
LAKE ELMO MN 55092

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

RE: 556 MINNEHAHA AVE E  
Ref. # 106388

Dear Property Representative:

Your building was inspected on October 19, 2016.

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.

**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. Both units - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-Repair or replace the floor coverings.
2. Both units - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-Repair or replace the damaged or deteriorated ceiling. Paint the ceiling. Patch the holes and/or cracks in the ceiling.

3. Both units - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-
4. Both units - 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 manufacturers instructions.-
5. Building - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.-
6. Building - SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical and gas service adequate to meet the buildings needs. This work may require a permit(s), call DSI at (651) 266-9090.-
7. Building - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.-
8. Building - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.-
9. Building - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door frame.-
10. Building - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-
11. Building - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.-
12. Building - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window lock.-
13. Building - SPLC 34.09 (3), 34.33 (3) -Provide or repair and maintain the window screen.-
14. Rear of building - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage .-
15. 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: [james.thomas@ci.stpaul.mn.us](mailto:james.thomas@ci.stpaul.mn.us) or call me at 651-266-8983 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

James Thomas  
Fire Inspector  
Ref. # 106388

cc: Housing Resource Center  
Force Unit