



CITY OF SAINT PAUL

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

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January 14, 2020

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

Ariana Pierre  
846 Ashland Ave  
St Paul MN 55104-7121

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **846 ASHLAND AVE** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **January 14, 2020** and ordered vacated no later than **January 14, 2020**. This was condemned on December 17, 2019 and sent to Vacant Buildings. This notice is an update to the original condemnation.

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 lack of heat in all rooms, missing gas shut off, lacks smoke and carbon alarms, and the egress windows do not open.
2. **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.
3. **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. Secure the side door to the home that does not shut, repair the broken interior glass door, and repair the rear exit door to fit within the frame.
4. **SPLC 34.13 EMERGENCY ESCAPE AND RESCUE OPENING:** At least one window or door opening in every room used for sleeping purposes shall be openable from the inside and maintained in a professional state of maintenance and repair. Provide and maintain an approved opening from each sleeping room or area, or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989. The egress windows do not open, one bedroom the window opens but missing sash cords and will not remain open. Repair all egress windows.
5. **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 requires a permit(s), call DSI at (651) 266-9090. Provide permanent wiring to the water heater and discontinue the use of extension cords.
6. **SPLC 34.09 LOCKS:** Lacking deadbolt door locks. Provide one-inch throw deadbolt locks for all entry doors to dwelling unit(s). The doors will need deadbolt locks.
7. **SPLC 34.11 FURNACE/BOILER:** 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.
8. **SPLC 45.03 GAS SHUT OFF VALVE:** Provide an approved gas shut off valve within 6 feet of the appliance in accordance with the mechanical code. This work requires a permit(s). Call DSI at (651) 266-8989. Provide a gas shut off valve on the stove.

9. SPLC 34.11 **HEAT:** Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times. The front bedroom has a cracked radiator and has no heat. This is the room where an individual was found deceased.
10. 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. Missing smoke detector on the main floor and basement. There is a smoke detector in the kitchen located in the middle of the wall which is not the correct placement.
11. SPLC 34.12 **SUPPLIED EQUIPMENT:** Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code. Xcel had red tagged the gas stove. Replace the stove.
12. SPLC 34.08 **VEHICLES:** All vehicles must be correctly licensed, operable, secure from unauthorized entry, and parked on an improved surface. Correct violations; store in a garage or remove. There is a Red Chrysler PN # 645PYZ 07/19 that appears inoperable and lacks current tabs parked behind the garage. Store in the garage, or correctly license and make operable.
13. 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. The garage is in poor condition. Secure the garage, replace the broken garage door, repair eaves/soffits, replace the deteriorated garage roof, and repair siding and paint on the garage.
14. SPLC 34.10 **WALLS:** All walls must be maintained in a sound condition and in a professional state of maintenance and repair. Provide an approved plan to repair the retaining walls in the rear yard that are over 5 feet in height and are unsecure. Permit required.
15. SPLC 34.11 **WATER HEATER:** The water heater is new but does not meet code. Please contact a licensed contractor to repair the water heater. There is an extension cord providing electrical to the water heater and extension cords are not allowed. This work requires a permit(s). Call DSI at (651) 266-9090.

16. 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. Replace all broken or cracked glass, repair all sash cords and provide screens in all windows.

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**  
Enforcement Officer

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cc: Posted to ENS