



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

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330.0

October 26, 2015

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

Helen M Bandow
31 Winter St W
St Paul MN 55103-1832

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **31 WINTER ST** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **October 26, 2015** and ordered vacated no later than **November 9, 2015**.

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. **Chapter 34, 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. Remove 50% of storage from all floors including: bedrooms, hallways, basement, on and from all staircases, porches and other areas throughout the property.**

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

2. 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. **Install missing CO detector on main floor.**
3. **Replace broken 2nd floor toilet seat cover.**
4. **Install missing panelboard cover underneath 2nd floor bathroom sink.**
5. The interior walls are defective. Repair all wall defects and finish in a professional manner. **Replace missing shower wall tiles in multiple spaces throughout the shower.**
6. **Remove all storage blocking all egress windows throughout main and 2nd floor bedrooms.**
7. **Install missing cover plates throughout the interior of the house.**
8. Infestation of Cockroaches. Exterminate and eliminate all cockroaches throughout the entire building. Provide this office with a copy of the extermination report from a licensed professional Pest Control Operator, and follow their recommendations to eradicate these pests. **Hire a licensed exterminator to inspect and treat for mice infestation. Fax or mail a copy of the exterminators report to the inspector at 651.266.1919.**
9. **Remove all material hanging from the basement ceiling pipes.**
10. The exterior walls of the house are defective. Repair all holes, breaks, loose or rotting siding, to a professional state of maintenance. **Repair leaking east siding, found ceiling leaking above the kitchen sink.**
11. There are missing or defective guardrails. Provide all stairways, porches, decks or steps which are more than 30" high with guardrails and intermediate rails with openings in the guardrail no more than four (4) inches apart and in accordance with the State Building Code. **Install missing fall protection along the basement staircase. Install missing guardrail protection along the walk out from the 2nd floor Northwest bedroom.**
12. **Install missing framing around the inner main entry door inside of the house.**
13. **Secure garage door.**

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.

Sincerely,

Sean Westenhofer
Code Enforcement Officer
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c: Posted to ENS

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