



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

August 18, 2020

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

Alan Hausladen
103 Magnolia Ave W
St Paul MN 55117-4916

Occupant
103 Magnolia Ave. W.
St. Paul MN 55117

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **103 MAGNOLIA AVE W** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **August 19th 2020** and ordered vacated no later than **August 19th 2020**.

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 no means of egress in the basement and the basement was illegally converted into a separate unit. Inspector found the basement with bedding and no means of egress. This is a fire hazard.

2. 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 require permit(s). Call DSI at (651) 266-8989

PLEASE REMOVE ALL BEDDING FROM THE BASEMENT AND CLUTTER NEAR THE STAIRCASE LEADING TO BASEMENT.

3. SPLC 34.11 **ELECTRICITY:** Immediately repair electrical service. Use of candles, fuel operated lighting or extension cord wiring and temporary lighting is not permitted. Have the hard wired smoke detector repaired or replaced by a licensed electrician under permit. Remove all temporary lighting and extension cords from the interior and exterior of home.

4. SPLC 34.10 **FLOORS:** All floors must be maintained in a sound condition and in a professional state of maintenance and repair.

PLEASE REPAIR WOOD FLOOR PANELS IN THE BASEMENT BATHROOM.

5. SPLC 45.03 **MECHANICAL CLEARANCE:** Provide 30 inches clearance around all mechanical equipment including the furnace and water heater.

PLEASE REMOVE PLASTIC SHOE RACK AWAY FROM THE FURNACE AND WATER HEATER.

6. SPLC 33.03 **PLUMBING:** Repair or replace and maintain all parts of the plumbing system to an operational condition. Permits is required

7. SPLC 62.101 **ZONING:** Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use. Immediately discontinue: Use of a single family home that has been illegally converted to a tri-plex.

ALL ADDITIONAL PLUMBING AND ELECTRICAL FIXTURES WERE ILLEGALLY INSTALLED WITH NO PERMITS. PLEASE REMOVE ALL SINKS, STOVES AND ELECTRICAL EQUIPEMENT IN THE BASMENT. PLEASE PROPERLY SEAL OR CAP OFF THE ELECTRICAL AND PLUMBING TO MEET CODE.

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, Willie Williams, at 651-266-1942. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Willie Williams
Enforcement Officer

ww

cc: Posted to ENS