



CITY OF SAINT PAUL  
Randy C. Kelly, Mayor

1600 White Bear Ave N.  
Saint Paul, MN 55106-1608

Tel: 651-266-1900  
Fax: 651-266-1926

November 30, 2004

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

David M Rocha/Rosalinda Costilla  
1023 Jessie St  
St Paul MN 55101-3810

Occupant #1  
1023 Jessie St  
St. Paul, MN 55101-3810

Occupant #2  
1023 Jessie St  
St. Paul, MN 55101-3810

Dear Sir or Madam:

The Citizen Service Office, Division of Code Enforcement has determined that the dwelling and premises at **1023 JESSIE ST Entire Building** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **November 30, 2004** and ordered vacated no later than **December 07, 2004**.

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; CITIZEN SERVICE OFFICE, DIVISION OF CODE ENFORCEMENT.**

**Principal Violations:** These deficiencies must be corrected before this condemnation and vacate order will be removed.

1. Conditions constitutes material endangerment, lack of basic facility, Smoke Detector: Lack of properly installed and operable smoke detector. Provide functioning smoke detectors in accordance with the attached requirement, within 24 hours.
2. The interior walls are defective. Repair all wall defects and finish in a professional manner.

3. The interior ceilings are defective. Repair all ceiling defects and finish in a professional manner.
4. **3<sup>rd</sup> Level:** Sleeping room does not meet light, ventilation or escape requirements. Stop this use of this room or repair to meet sleeping room requirements.
5. The bathroom and kitchen floor covering is deteriorated or inadequate. Provide floor covering which is impervious to water and easily cleanable throughout the bathroom and kitchen and seal around the edges and fixtures.
6. Repair loose toilet
7. Remove all temporary lighting (fire hazard)
8. Lacking deadbolt door locks. Provide one-inch throw deadbolt locks for all entry doors to dwelling unit(s).
9. Repair all broken doors and frames.
10. Hire a licensed electrician to repair all open electrical. Permit required.
11. Hire a licensed plumber to repair all plumbing. (Permit required)
12. Remove all extension cords (fire hazard)
13. **Basement:** 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.
14. **Basement:** The stairs have missing or defective handrails. Provide all interior and exterior stairways and steps of more than three (3) risers with handrails which are grippable and installed 34" to 38" above the nose of the stair treads.
15. **Bathrooms and kitchens:** G.F.C.I.: The bathroom is lacking an electrical G.F.C.I. outlet. Permit May Be Required.
16. FURNACE: 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.
17. Remove board from back door Unit #1
18. The eaves and soffits are in a state of disrepair or deterioration. Repair all defects, holes, breaks, loose or rotting boards, to a professional state of maintenance. Permit may be required.
19. The stairs have missing or defective handrails. Provide all interior and exterior stairways and steps of more than three (3) risers with handrails which are grippable and installed 34" to 38" above the nose of the stair treads.
20. 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.
21. Repair all exterior lights
22. STORM DOOR(S): The storm door(s) are in disrepair; repair or replace the door(s).
23. The window and/or door screens are missing, defective or in a state of disrepair. Provide proper window and door screens for all openable windows and doors. Screens must be tight-fitting and securely fastened to the frames.

24. The windows and/or storm windows are in a state of disrepair. Replace all missing or broken window glass. Make all necessary repairs to frames, sashes, hardware and associated trim in a professional manner. Permit may be required.
25. VEHICLE(S): Vehicle/Vehicles/Boats/Trailers parked on an unapproved parking surface. Remove, and file a site plan with Zoning for parking spaces in the yard. See attached flyer. (Provide Class IV in parking area).
26. Due to the number of deficiencies, a Code Compliance Inspection will be required before a Placard Lift will be issued.

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

**NONE**

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, 350 St. Peter Street, Lowry Professional Bldg. #300, (651) 266-9090.

You may file an appeal to this notice by contacting the City Clerk's Office at (651) 266-8989. 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 651-266-1905. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to me.**

Sincerely,

**ANDY DAWKINS**

Andy Dawkins  
Director

jg

c: Ramsey County Assessor's Office  
Public Housing Agency, Attn: Vera Johnson  
Community Stabilization Project  
NHPI: Mike TerBeek  
HALO - Southern Minnesota Regional Legal Services

uhh 9/04