



CITY OF SAINT PAUL

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March 26, 2021

RICK COURNOYER  
1815 VAN DYKE STREET  
MAPLEWOOD MN 55109USA

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

RE: 1484 UNIVERSITY AVE W  
Ref. # 28964

Dear Property Representative:

Your building was inspected on March 26, 2021.

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.

The following deficiency list must be completed or the building vacated by the re-inspection date.

**A reinspection will be made on April 9, 2021.**

**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. 1484 University Avenue West - Throughout Building - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.  
***Property has been vacant since civil un-rest and is unsafe to enter.***  
(Continued on next page)

*Some of the locks had been broken, and someone could have easily become entrapped.*

*Several walls have been breached so squatters could tunnel themselves into other portions of the building that were otherwise secure. This is extremely dangerous for firefighters trying to perform search and rescue efforts as they could easily become disorientated of their location in the building.*

*Another wall had been breached in the rear of the building that leads to the basement which was large and easily perceived to be a walkway. However, it drops directly into the basement without warning creating a pitfall.*

*The concrete floor had been breached though leading into the basement. This creates another pitfall in which some could fall into the basement. The hole was covered by a table as a precaution.*

*No entry was made into the areas of the former GameStop. The roof is partially collapsed and there are HVAC units on top creating a dead load which could collapse at any time.*

*The insurance adjuster for the building arrived and advised that no entry should be made into the basement because it is covered in asbestos and the ground is contaminated.*

*On the East side of the building, the wall is deflecting inward. This is most likely the result of the failed roof trusses and dead load above causing it to pull into the building. Per SPFD and the insurance adjuster, it appears this has further moved since the last engineers report.*

*There are several slip, trip, and fall hazards, along with metal bent metal studs, electrical conduit, broken glass that could easily cut someone without proper PPE.*

*There was also evidence someone brought a ladder to the roof to lower themselves into the building to gain entry.*

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: [Laura.Huseby@ci.stpaul.mn.us](mailto:Laura.Huseby@ci.stpaul.mn.us) or call me at 651-266-8998 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Laura Huseby, Fire Safety Inspector

cc: Housing Resource Center  
Force Unit