



CITY OF SAINT PAUL

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

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October 28, 2020

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

Liang John Nit/Phos Nov  
112 Geranium Ave E  
St Paul MN 55117-5008

Occupant  
112 Geranium Ave E.  
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 **112 GERANIUM AVE E** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **October 28<sup>th</sup> 2020** and ordered vacated no later than **October 28<sup>th</sup> 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 gas service to the home has been terminated. The gas service was disconnected by Xcel Energy due to the gas leaking connections to the water heater, furnace, stove and clothes dryer.

2. SPLC 34.09 **GUARDRAIL:** Provide an approved guardrail. Intermediate balustrade must not be more than 4 inches apart. Intermediate rails must be provided if the height of the platform is more than 30 inches.

PLEASE REPLACE THE GUARDRAIL ON THE FRONT STEPS.

3. SPLC 34.09 **STAIRWAY/SIDEWALK:** All sidewalks, walkways and exterior stairs shall be maintained in a professional state of maintenance and repair, free of defects and hazards. Repair or replace the unsafe stairway, walkway, and/or sidewalks in an approved manner.

PLEASE REPLACE THE HANDRAIL ON THE FRONT STEPS.

4. SPLC 33.03 (c) **DRYER VENTING:** Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work requires a permit(s). Call DSI at (651) 266-8989.

PLEASE REPLACE DRYER VENT TO MEET CODE.

5. SPLC 45.03 **EXTENSION CORDS:** Immediately, discontinue use of frayed, deteriorated, damaged or spliced electrical cords adequate to meet the building's needs.

PLEASE REMOVE THE EXTENSION CORD LEADING INTO THE STORAGE ROOM ON THE FIRST FLOOR AND THROUGHOUT THE HOME.

6. SPLC 34.11 **HEATING FACILITIES:** Every residential building or residential portion of a building shall have heating facilities that are properly installed, safely maintained and in good working condition, and capable of safely and adequately heating all habitable rooms, bathrooms and toilet rooms located therein to a temperature of at least sixty-eight (68) degrees Fahrenheit. Installation, repair or alteration of heating facilities, space heaters and water heating facilities shall be in accordance with the Legislative Code, Chapter 33, and the state mechanical code. The enforcement officer may require the owner of residential property to provide current proof of service of any heating or space heating facility by a licensed contractor, which must include a carbon monoxide reading. Every space heating, cooking and water heating device located in a structure shall be properly installed, connected, maintained and capable of performing the function for which it was designed in accordance with the provisions of the plumbing and mechanical codes.

PLEASE PROVIDE WRITTEN VERIFICATION FROM A LICENSED CONTRACTOR OF TESTING TO CONFIRM THAT THE FURNACE IS WORKING SAFELY AND MEET CODE.

7. 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. This work requires a permit(s), call DSI at (651) 266-9090.

PLEASE REPAIR / REPLACE THE LEAKING GAS PIPING TO THE STOVE, CLOTHES DRYER, WATER HEATER AND FURNACE.

PLEASE PROVIDE WRITTEN VERIFICATION FROM A LICENSED CONTRACTOR OF TESTING TO CONFIRM THAT THE FURNACE, WATER HEATER, STOVE AND CLOTHES DRYER ARE WORKING SAFELY AND THEY MEET CODE.

8. SPLC 34.11 **WATER HEATER:** Every residential building or residential portion of a building shall have water heating facilities installed in accordance with the plumbing code, properly maintained and properly connected with hot water lines required under paragraph (4) of this section and which are capable of heating water to a temperature of 110 degrees Fahrenheit but not more than 120 degrees Fahrenheit. An adequate amount of water pressure shall be available for the system served. Contact a licensed contractor to repair or replace the water heater. This work requires a permit(s). Call DSI at (651) 266-9090.

PLEASE REPAIR / REPLACE THE LEAKING GAS PIPING TO THE WATER HEATER.

PLEASE PROVIDE WRITTEN VERIFICATION FROM A LICENSED CONTRACTOR OF TESTING TO CONFIRM THAT THE WATER HEATER IS WORKING SAFELY AND MEET CODE.

9. 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.

PLEASE REPLACE ALL THE MISSING WINDOWS AND SCREENS ON THE HOME.

10. 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.

11. 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.

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

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cc: Posted to ENS