



CITY OF SAINT PAUL

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Saint Paul, Minnesota 55101-1806

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August 27, 2021

LEXI NELSON
ADRIAN NELSON
IDEAL INVESTMENTS LLC
10147 JEWELL ST NE
CIRCLE PINES MN 55014USA

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

RE: 1268 PAYNE AVE
Ref. # 125733

Dear Property Representative:

Your building was inspected on August 27, 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 November 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. Front Enclosed Porch - MSFC 313.1 - Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operator or repaired within a building. Lawn mower stored in enclosed porch.

2. Front Entry Door - SPLC 34.33 (3) - Repair and maintain the door in good condition. Entry door, from the front, is missing doorknob.
3. Interior Stairs - Basement - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.-Interior stairs leading to the basement level is missing steps, deteriorated, and is unsafe. Repair in an approved manner. This work may require a permit. Call DSI at (651) 266-8989.
4. Throughout - 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. Fire damage to interior of property and no electricity in Unit 1 (only).
5. Unit 1 - Basement - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials. Miscellaneous items, including clothes, refuse and other stored in basement.
6. Unit 1 - Basement - MMC 504.6 - 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 may require a permit(s). Call DSI at (651) 266-8989.-Flex ducts used.
7. Unit 1 - Basement - MSBC -Section 105.1 - Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Work being done requires a permit. Water Heater replaced, with manufacturer's date of March 2021. There is no permit on file for the water heater replacement.
8. Unit 1 - Basement - NEC 110.26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels. Items stored in front of electrical panels.
9. Unit 1 - Basement - MSFC 603.5.3 - Provide clearance around all mechanical equipment. Combustible items stored around mechanical equipment.
10. Unit 1 - Basement - MSFC 1030.1 - Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989.-Cot and evidence (blankets and pillows) in basement used as a sleeping area. Immediately discontinue use of room as a sleeping area or provide and maintain an approved escape window from sleeping area.
11. Unit 1 - Bathroom & Kitchen Sink - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an

operational condition.-Repair damaged plumbing fixtures; leaking pipes in bathroom and kitchen sink.

12. Unit 1 - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring. -Multiple extension cords used.
13. Unit 1 - NEC 440.13 - For cord-connected equipment such as: room air conditioners, household refrigerators and freezers, drinking water coolers, and beverage dispensers, a separable connector or an attachment plug and receptacle shall be permitted to serve as the disconnecting means. The appliance must plug directly into a permanent outlet. Multiple cord connected equipment, including window air-conditioner, refrigerator and microwave plugged into extension cords (daisy-chained) to Unit 2.
14. Unit 1 - SPLC 34.33 (3) - Repair and maintain the door in good condition. Multiple doors damaged, with holes and cracks throughout.
15. Unit 1 - SPLC 34.10 (4), 34.34 (3) - Provide a bathroom floor impervious to water. Bathroom floor has water.
16. Unit 1 - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office. Unit 1 has been condemned due to no electrical power throughout the unit. Meters in the rear of the property has been damaged. Contact Xcel directly at 1-800-895-4999 for repairs and to restore service no later than August 27, 2021. A follow-up with Xcel Energy will be made on August 27, 2021 to confirm compliance. If found non-compliant, the unit is to be vacated by August 30, 2021. An inspection will be made on August 30, 2021 at 2:00 pm to confirm the unit has been vacated.
17. Unit 1 - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped. Protective globes missing throughout.
18. Unit 1 - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. Holes, cracks, and unfinished walls throughout unit (including sleeping area, living area, kitchen and bathroom).
19. Unit 1 - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. Kitchen floor has standing water due to leaking pipes from kitchen sink.
20. Unit 1 - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. Damaged ceiling; evidence of water damage and missing tiles throughout.
21. Unit 1 - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. Missing or damaged cabinets.
22. Unit 1 - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. Smoke alarm is beeping; repair and or replace batteries. *8/17/2021 - property owner's replaced batteries during inspection. 2nd smoke alarm above bedroom door is missing - replace smoke alarm.

23. Unit 1 - 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 manufacturer's instructions. -Carbon monoxide alarm is beeping; repair and or replace batteries. *8/17/2021 - property owner's replaced batteries during inspection.
24. Unit 2 - Bathroom - SPLC 34.14 (2) c - Repair or replace the duplex convenience outlet with ground fault protection within 3 feet of the basin on an adjacent wall in all bathrooms. This work may require a permit(s). Call DSI at (651) 266-8989.-Upon testing, the reading was an open ground neutral.
25. Unit 2 - Bedroom - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path. Air conditioner is obstructing emergency escape and rescue opening.
26. Unit 2 - Rear Entry Door - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path. Door security bar is used on rear door.
27. Unit 2 - Rear Entry Door - SPLC 34.33 (3) - Repair and maintain the door in good condition. Damaged door.
28. Unit 2 - Rear Entry Door - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -Ceiling above rear entry door is damaged, and covered in cut-out box materials.
29. Unit 2 - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring. Multiple extension cords daisy chained from Unit 1 to Unit 2, and use of cords throughout unit.
30. Unit 2 - MSFC 315.3 - Provide and maintain orderly storage of materials. Reduce stored items by 50% and maintain orderly storage.
31. Unit 2 - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -Ceiling tiles are damaged, and have begun to deteriorate. Visible water damage.
32. Unit 2 - MSFC 603.5.3 - Provide clearance around all mechanical equipment. Remove all items stored on top and around the furnace.
33. Unit 2 - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. Inoperable smoke alarm above bedroom door.
34. Unit 2 - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition. Damage to plumbing system; leaking pipes.

35. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
36. MSFC 304.1 - Remove excessive combustible storage and/or vegetation from exterior property areas. Combustible items stored in garages. Reduce by 50%.
37. SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window glass. .Multiple broken glass windows throughout property.
38. 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. Condemned.

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: der.vue@ci.stpaul.mn.us or call me at 651-266-8988 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Der Vue
Fire Safety Inspector
Ref. # 125733

cc: Housing Resource Center
Force Unit