



CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

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October 1, 2013

DONALD E IDE  
310 NEW BRIGHTON ROAD  
NEW BRIGHTON MN 55112-7836

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

RE: 701 SURREY AVE  
Ref. # 106595

Dear Property Representative:

Your building was inspected on October 1, 2013.

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.

An inspection will be made on or after October 31, 2013.

### **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. Attic - Deadbolt Lock - SPLC 34.09 (3) i - Repair and maintain an approved one-inch throw single cylinder deadbolt lock.-Replace broken or missing deadbolt on attic door.
2. Attic - Staircase - SPLC 34.10 (3), 34.33(2) - Repair or replace the damaged handrail in an approved manner.-Replace or repair damaged handrail.

3. Attic - Staircase - 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.-Damaged steps and supports.
4. Attic - Staircase and Landing - MSFC 1028.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit way.-Remove all storage and material in front of attic door and on attic staircase steps.
5. Attic - MSFC 315.2 - Provide and maintain orderly storage of materials.-Remove all storage from attic immediately.
6. Basement - Entry/Exit Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Replace with fitting door.
7. Exterior - Drive Way - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-9090.-Repair or replace drive way under permit.
8. Exterior - East Retaining Wall - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Repair or replace damaged and deteriorated cement retaining wall.
9. Exterior - Fire Pit - MSFC 307.1 Fire Prevention has been receiving complaints regarding fires conducted on your property. All fires on the ground must be a minimum of 25 feet from structures or contained in a grill or outdoor fireplace. Wind speeds must be under 10 mph, constantly attended, a means of extinguishment must be provided. Only natural firewood can be burned (no construction materials, brush or waste materials), and fire shall be extinguished if the smoke is deemed a nuisance. A citation will be issued for non-compliance.-Remove unapproved fire pit in back yard.
10. Exterior - House - SPLC 34.09 (1) b,c, 34.32 (1) b,c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.-Repair or replace all damaged siding, fascia, eaves and trims throughout exterior of house.
11. Exterior - Screens/Storm Windows - SPLC 34.09 (3), 34.33 (3) -Provide or repair and maintain the window screen.-Repair or replace missing, torn or broken screens and storm windows throughout.
12. Exterior - Sidewalks/Staircases - Remove the accumulation of snow or ice from the public and private sidewalk abutting this property.-Remove snow and ice building from public sidewalk and staircase throughout property. Salt and sand as needed.

13. Exterior - Throughout - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-Remove trash and debris throughout property.
14. Exterior - West Porch - SPLC 34.09 (1) b,c, 34.32 (1) b,c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.-Repair or replace damaged wall boards along inside walls of west porch.
15. Exterior - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.-Seed and water in back yard.
16. HPC Application - Exterior Repairs - HPC Sec. 73.04(4) Review of permits. The commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for exterior work within designated heritage preservation sites. 701 Surrey Avenue is located in the Dayton's Bluff Historic District as described in Sec. 74.76 of the Legislative Code.-Contact HPC for all exterior repairs to house.
17. House - Exterior Screens/Storm Windows - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.-Repair or replace all missing or damaged screens and storm windows throughout.
18. House - Foundation Walls - SPLC 34.09 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points.-Seal all cracks on exterior foundation walls.
19. House - Foundation Walls - SPLC 34.09 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points.-Seal and repair all holes and cracks along foundation walls throughout property.
20. House - Multiple Areas - SPLC 34.09 (1) b,c, 34.33 (1) b, c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.-Replace all damaged and deteriorated siding, fascia, eaves, trim and soffit throughout property. Repair weak flooring on west porch, replace falling west porch ceiling planks along with missing or damaged wall planks.
21. House - Roof - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.-Repair or replace falling and damaged roof shingles. Replace damaged roof above basement door and stairwell.
22. House/Basement - Roof - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.-Repair or replace damaged roofing tabs and boards above basement door under permit.

23. Interior - Ceilings - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-Repair or replace damaged or deteriorated ceilings throughout interior of units and common areas.
24. Interior - Throughout - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-Replace all broken and missing globe covers throughout and replace all missing light bulbs throughout.
25. Interior - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. -Repair or replace discoloration, cracks, holes and bubbles along walls throughout common areas and in both units throughout.
26. Interior - West Guardrail - SPLC 34.10 (3), 34.33(2) - Repair or replace the damaged guardrail in an approved manner.-Missing balustrade on top side of west stairwell.
27. South - Entry/Exit Door Frame and Door - SPLC 34.12 (2), SPLC 34.36 (1) - 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. -Replace damaged and deteriorated south entry door frame, jab and missing screws in door handle and deadbolt.
28. South Entry - Threshold - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.-Repair or replace damaged threshold in south entry.
29. South Porch - Floor - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-Replace support underneath entry floor on south porch.
30. South Porch - Interior Porch Floor - SPLC 34.10 (3), 34.33(2) - Repair or replace the unsafe stairway in an approved manner.-Replace broken and damaged flooring inside south storm door.
31. UNITS 1 and 2 - ELECTRICAL SHUT OFF - 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.-Restore electrical services immediately to both units or vacate both units by date listed above.
32. West Exterior - Flooring - SPLC 34.09 (2), 34.32(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) 266-9090.-Replace broken floor boards on west deck flooring.
33. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
34. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

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: [sean.westenhofer@ci.stpaul.mn.us](mailto:sean.westenhofer@ci.stpaul.mn.us) or call me at 651-266-8982 between 7:30 a.m. - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Sean Westenhofer  
Fire Inspector  
Ref. # 106595

cc: Housing Resource Center  
Force Unit