SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

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November 16, 2023

Community Stabilization Project
501 DALE ST N
ST PAUL MN 55103

NOTICE OF CONDEMNATION
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE

RE: 494 EDMUND AVE
Ref. # 123810

Dear Property Representative:

Your building was inspected on November 16, 2023.

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 December 18, 2023, at 2:00 P.M.

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. 494 Edmund Ave - House/Garage - SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office. -**1.) House is condemned due to leak in 2nd floor bathroom. Floor is wet and spongy unsafe to walk on. 2.) Ceiling below bathroom has caved in due to water damage. 2.) Garage is structurally unsafe. Appears to be held up by electrical pole.**

2. Exterior - Roof - SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects. -**1.) Trees are encroaching on roof. Trim trees and clear debris from roof.**

3. Exterior - MSFC 307.4 - 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. -**1.) Remove unapproved fire pit. Yard is not large enough for a fire pit.**

4. Exterior - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. Every outside stair, porch and deck shall be constructed safely and shall be capable of supporting imposed loads as determined in the building code and shall be kept in a professional state of maintenance and repair with proper anchorage. This work may require a permit(s). Call DSI at (651) 266-8989**.-1.) Deck has chipping and peeling paint. 2.) Front stairs have chipping and peeling paint.**

5. Exterior - SPLC 34.09 (4), 34.33 (3) -**All screens shall be maintained in a professional state of maintenance and repair.**

6. Exterior/Interior - Throughout - SPLC 34.09 (4), 34.33 (3)- Repair and maintain the window in good condition. All windows shall be maintained in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. **-1.) Windows are damaged throughout. 2.) Bathroom window is in disrepair.**

7. Interior - Basement - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials. **-1.) Basement is in disarray. 2.) Remove all non-working appliances.**

8. Interior - Bathroom - SPLC 34.10 (4), 34.34 (3) - Provide a bathroom floor impervious to water to permit such floor to be easily kept in a clean and sanitary condition-**1.) Bathroom floor is in disrepair. Spongy from leak.**

9. Interior - Hallway to Basement - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. **-1,) Ceilings damaged throughout. 2.) Chipping and peeling paint throughout. 3.) Basement hallway ceiling has caved in due to leak. 4.) Bathroom ceiling has mold like substance.**

10. Interior - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. -**1.) Kitchen cabinets are in disrepair throughout. 2.) Kitchen cabinet under sink has a hole.**

11. Interior - Throughout - MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989**.-1.) Damaged fixtures throughout.**

12. Interior - Throughout - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to perform their intended function properly and safely in accordance with the provisions of the applicable code. **-1.) Damaged vents throughout.**

13. Interior - Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. **-1.) Damaged walls throughout. 2.) Holes throughout. 3.) Basement has damaged wall. 4.) Mold like substance on basement walls.**

14. Interior - Throughout - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. **- 1.) Carpet is in disrepair throughout.**

15. Interior - Throughout - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. **-1.) Missing smoke alarms throughout.**

16. Interior - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. **-1.) Damaged doors throughout.**

17. Interior - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped. **-1.) Missing throughout.**

18. Interior - SPLC 34.10 (3), 34.34(2) **- Repair or replace the damaged handrail in an approved manner.**

19. SPLC 39.02(c) **- Complete and sign the smoke alarm 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: Hector.Caballero@ci.stpaul.mn.us or call me at 651-266-9158 between 7:30 - 9:00 a.m.

Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Hector Caballero
Fire Safety Inspector
Ref. # 123810

cc: Housing Resource Center
Force Unit