

July 27, 2023

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

Biniam Taib Ansera
1133 Arundel St
St Paul MN 55117-4845

OCCUPANT
1133 Arundel St
St Paul MN 55117-4845

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **1133 ARUNDEL ST** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **7/18/23** and ordered vacated no later than **7/20/23**.

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 interior of home lacks electricity and has unsanitary conditions. Inspector found the lack of electricity, overwhelming smell, mold, lack of smoke detectors and carbon monoxide alarms, flies and gnats filled the basement, no egress window in the basement, and many code violations.

2. SPLC 34.14. - **BASEMENT: ILLEGAL DWELLING.** Remove the illegal dwelling unit from the basement.

PER RAMSEY COUNTY RECORDS THIS IS A SINGLE-FAMILY HOME.

3. SPLC 34.10 (1). - **BASEMENT DAMPNESS:** Abate and maintain the basement reasonably free from dampness and free of mold and mildew.

PLEASE REMOVE ALL MOLD AND MILDEW FROM THE BASEMENT INCLUDING ALL SHEETROCK.

4. SPLC 34.10. - **BATHROOM FLOOR:** Every bathroom floor surface shall be kept in a professional state of maintenance and repair and be constructed and maintained substantially impervious to water to permit such floor to be easily kept in a clean and sanitary condition.

PLEASE REPAIR, OR REPLACE ALL DAMAGED FLOOR TILES IN THE BATHROOM.

5. 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.

PLEASE PROVIDE A CARBON MONOXIDE ALARM TO MEET CODE.

6. SPLC 34.13. - **CEILING HEIGHT:** Provide and maintain all habitable areas with a ceiling height of 7 feet over 1/2 the floor area.

THE CEILING HEIGHT IS 6 FEET 6 INCHES IN MOST AREAS OF BASEMENT.

7. SPLC 34.10. - **CEILINGS:** All ceilings must be maintained in a sound condition and in a professional state of maintenance and repair.

PLEASE REPAIR, REPLACE ALL DAMAGED CEILINGS TO MEET CODE.

8. SPLC 34.09. - **DOOR(S)**: All doors and its hardware shall be in sound condition and fit within its frame. Doors shall be maintained in a professional state of maintenance and repair. Repair or replace the damaged door, hardware, or frame.

PLEASE REPAIR ALL DOORS AND HARDWARE TO MEET CODE.

9. SPLC 34.11. - **ELECTRIC**: Lack of Electricity. Immediately restore electrical service. Failure to provide proper electrical service will result in these premises being declared Unfit for Human Habitation and ordered vacated for lack of this basic facility. Use of candles, fuel operated lighting or extension cord wiring is not permitted while the power is off.

PLEASE PROVIDE POWER TO THE BUILDING TO MEET CODE. PER XCEL ENERGY THE OWNER STATED THE OUTLETS WERE SPARKING AND THEY WERE CALLED TO REMOVE THE METER FOR SAFETY.

10. SPLC 34.13. - **EMERGENCY ESCAPE AND RESCUE OPENING**: At least one window or door opening in every room used for sleeping purposes shall be openable from the inside and maintained in a professional state of maintenance and repair. Provide and maintain an approved opening from each sleeping room or area or discontinue use of area as a sleeping room. This work requires permit(s). Call DSI at (651) 266-8989.

PLEASE PROVIDE AN EMERGENCY ESCAPE WINDOW IN ALL SLEEPING ROOMS.

11. SPLC 45.03. - **EXPOSED WIRES**: Remove unapproved exposed wiring and repair or replace damaged electrical fixtures. Install in accordance with the electrical code. This work requires a permit(s). Call DSI at (651) 266-9090.

PLEASE REPAIR OR REMOVE ALL EXPOSED WIRES TO MEET CODE AND PROVIDE ALL OUTLET COVERS.

12. SPLC 45.03. - **EXTENSION CORDS**: Immediately, discontinue use of frayed, deteriorated, damaged, or spliced electrical cords adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-9090.

PLEASE REMOVE ALL EXTENSION CORDS.

13. SPLC 34.10. - **EXTERMINATION**: Exterminate and control insects, rodents, or other pests throughout the entire building. Provide documentation of extermination report from a licensed professional Pest Control Operator and follow their recommendations to eradicate the pests.

PLEASE ELIMINATE ALL INSECTS THROUGHTOUT THE HOME.

14. SPLC 34.10. - **FLOORS:** All floors must be maintained in a sound condition and in a professional state of maintenance and repair.

PLEASE CLEAN AND SANITIZE AND REPAIR OR REPLACE ALL FLOORING.

15. SPLC 45.03. - **INTERIOR SANITATION:** The interior shall be maintained in a clean and sanitary condition, free from any accumulation of refuse or garbage.

PLEASE CLEAN AND SANITIZE THE HOME, FREE OF MOLD AND MILDEW AND FREE OF PESTS.

16. SPLC 34.09. - **LOCKS/DEADBOLT:** Lacking deadbolt door locks. Provide one-inch throw deadbolt locks for all entry doors to dwelling unit(s).

PLEASE PROVIDE LOCKS ON ALL DOORS TO MEET CODE.

17. SPLC 33.03. - **PLUMBING:** Repair or replace and maintain all parts of the plumbing system to an operational condition. Permits required.

PLEASE REPAIR OR REPLACE ALL PLUMBING FIXTURES TO MEET CODE.

18. 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. Immediately provide and maintain a smoke detector located outside each sleeping area.

PLEASE PROVIDE SMOKE DETECTORS TO THE BASEMENT.

19. SPLC 34.12. - **SUPPLIED EQUIPMENT:** 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.

PLEASE REPAIR OR REPLACE ALL SUPPLIED EQUIPMENT TO A SAFE CONDITION TO MEET CODE.

20. SPLC 34.14. - **VENTILATION:** Provide and maintain a window or approved ventilation system in all bathrooms. Repair or replace non-functioning ventilation system to meet code. Permit is required.

PLEASE PROVIDE A VENTILATION FAN TO MEET CODE.

21. SPLC 34.10. - **WALLS:** All walls must be maintained in a sound condition and in a professional state of maintenance and repair.

PLEASE REPAIR AND SANITIZE ALL WALLS.

22. SPLC 34.11. - **WATER:** Lack of Water Service. Immediately restore water service to meet code.

PLEASE PROVIDE THE MISSING HANDLES ON THE GATE VALVES TO THE WATER METER AND PROVIDE WATER PRESSURE TO THE BASEMENT FIXTURES.

23. 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 REPAIR OR REPLACE ALL DAMAGED OR MISSING FRAMES AND SCREENS.

24. SPLC 62.101. - **ZONING:** Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use. Immediately discontinue use as a duplex.

PLEASE REMOVE THE ILLEGAL BASEMENT UNIT.

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, Lisa Martin, at 651-266-1940. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Lisa Martin
Enforcement Officer

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cc: Posted to ENS