



September 09, 2024

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

Sharon Lee Anderson
697 Surrey Ave
St Paul MN 55106-5521

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **697 SURREY AVE** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **September 9, 2024**, and ordered vacated no later than **September 12, 2024**.

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 has gross unsanitary conditions. Inspector found the home with hoarding issues, overwhelming smell of cat urine, small walking path into the home, lack of water and lack of maintenance. This is a fire hazard due to the excessive combustibles.

2. SPLC 34.19. – **ACCESS:** Provide access to the inspector to all areas of the building.

PLEASE ALLOW ACCESS TO THE INSPECTOR TO ALL AREAS OF THE BUILDING.

3. SPLC 45.03. - **COMBUSTIBLE MATERIALS:** Immediately remove and discontinue excessive accumulation of combustible materials.

PLEASE REMOVE EXCESIVE ACCUMULATION OF COMBUSTILBE MATERIALS AND PROVIDE A CLEAR WALKING PATH THROUGHTOUT THE HOME.

4. 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 ENTIRE HOME FREE FROM REFUSE, GARBAGE, URINE AND FECES.

5. SPLC 34.09. - **LOCKS: UNAPPROVED LOCKS.** Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.

PLEASE REMOVE THE SLIDE BOLT LOCK ON THE OUTSIDE OF THE FRONT DOOR.

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

PLEASE REPAIR ALL TOILETS AND FAUCETS TO HAVE ADEQUATE WATER PRESSURE THROUGHOUT THE HOME.

7. SPLC 34.09. - **ROOF:** Provide and maintained the roof weather tight and kept in a professional state of maintenance and repair, impervious to water and have no defects which admit water or dampness to the interior of the building.

PLEASE REPAIR OR REPLACE THE ROOF UNDER PERMIT.

8. SPLC 34.11. - **WATER:** Lack of Water Service. Immediately restore water service. Failure to provide water service will result in these premises being declared Unfit for Human Habitation and ordered vacated for lack of this basic facility.

PLEASE CONTACT ST PAUL WATER AT 651-266-6350 TO ALLOW A TECHNICIAN TO REPLACE THE WATER METER TO ALLOW ADEQUATE WATER TO THE PROPERTY.

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 REPAIR OR REPLACE ALL DAMAGED SCREENS AND WINDOWS SO THEY MAY FUNCTION AS DESIGNED.

FOR ASSISTANCE, PLEASE CONTACT HOUSE CALLS AT 651-266-1285.

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