



January 30, 2024

Krantz Usa Llc  
1591 Corral Ln  
Woodbury MN 55125-8884

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

RE: 824 WHITE BEAR AVE N  
Ref. # 11480

Dear Property Representative:

Your building was inspected on January 29, 2024.

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 or after February 9, 2024.

**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. EXTERIOR - FRONT EXIT - MSFC 1010.1.9 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.  
***-Door is presently secured from the non-egress side of the door. Provide a code complaint locking arrangement for the exit in regard to the occupancy type.***
2. EXTERIOR - FRONT OF THE BUILDING - SPLC 34.09 (4) a, 34.33 (3) a - Repair and maintain the window glass. Windows shall be fully supplied with windowpanes which are without open cracks or holes.
3. EXTERIOR - PORCH AREA CEILING - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.  
***-Portion of the ceiling is unsecured. Repair or replace in a professional manner.***
4. EXTERIOR - REAR EXIT - MSFC 1010.1.9 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.  
***-Door is presently secured from the non-egress side of the door. Provide a code complaint locking arrangement for the exit in regard to the occupancy type.***
5. EXTERIOR - REAR OF THE BUILDING - SPLC 34.08 (1), 34.32 (1) - .....  
Sanitation. All exterior property areas shall be maintained in a clean, safe and sanitary condition, free from any accumulation of garbage, mixed municipal solid waste, animal feces or refuse.  
***-Multiple garbage bags were found outside of approved containers along the exterior of the building.***
6. EXTERIOR - REAR EXIT - MSFC 1031.2, 1031.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path.  
***-Lots of debris present in the exit discharge area.***
7. INTERIOR - THROUGHOUT - SPLC 34.19 - Provide access to the inspector to all areas of the building.  
***-Unable to access the building at the time of inspection.***
8. THROUGHOUT - CHANGE IN USE - MSBC 1300.022 Sub. 3 - The occupancy group or use division of this building has been changed from that previously approved. Discontinue the unapproved occupancy or use or contact the Building Official at 651-266-8989 with your code analysis and to comply with requirements for approved occupancy.  
***-Per police reports an assembly type event was held on 01/27/2024 and it appears that the use of the building has changed from the previously approved business/secondary storage use.***

9. THROUGHOUT - ENTIRE BUILDING - 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.
- . ***-Building has been condemned due to inadequate egress from the building. Main level as well as the rear exit has been secured from the egress side by a board-up company.***

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: [Sebastian.Migdal@ci.stpaul.mn.us](mailto:Sebastian.Migdal@ci.stpaul.mn.us) or call me at 651-266-8985 between 8:00 - 9:30 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Sebastian Migdal  
Fire Safety Inspector  
Ref. # 11480

cc: Housing Resource Center  
Force Unit