



CITY OF SAINT PAUL

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Saint Paul, Minnesota 55101-1806

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April 16, 2021

DUSTIN FRONK
9201 GOLDEN VALLEY ROAD UNIT 503
GOLDEN VALLEY MN 55427USA

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

RE: 594 BRUNSON ST
Ref. # 107831

Dear Property Representative:

Your building was inspected on March 30, 2021.

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.

Per Saint Paul City Council resolution on April 14, 2021, the building shall be vacated on April 30, 2021.

An inspection to verify the building has been vacated will be made on May 3, 2021 at 10:30 a.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. Backyard - MSFC 307.1 - 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.
2. Basement - Ceiling - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Ceiling lamp is hanging.
3. Basement - Throughout - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition.-Main shut off valve assembly is leaking.
4. Basement - NEC 210-11(c) (2) - Provide a 20 amp branch circuit within 6 feet of the laundry appliance.-The 20 amp branch for the electric dryer has been installed improperly and without a permit and the wires are exposed.. Contact a licensed contractor to bring this outlet up to code under permit.
3/30/21 inspection: Work done without a permit.
5. Basement - SPLC 34.10 (2), 34.34(1) - Repair and maintain the damaged structural members. This repair shall require a building permit, call DSI at (651) 266-8989.-rotten floor joists, post jacks without footings.
6. Basement - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-In the mechanical room, sections of the basement floor have sunken in.
7. Basement - MFGC 304 - Provide approved combustion make up air in compliance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-The fresh-air duct is ripped and damaged.
8. Basement - MMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work requires a permit(s). Call DSI at (651) 266-8989.-The dryer exhaust duct has disconnected from the dryer. This duct must be brought up to code under permit.
9. Basement - MFGC 503 - Provide, repair or replace the fuel equipment vent or vent liner to develop a positive flow adequate to convey all products of combustion to the outside. This work shall require a permit(s). Call DSI at (651) 266-8989.-Contact a licensed contractor to evaluate and fix the exhaust duct for the boiler. Near the window, the exhaust duct is not properly secured and the plate has come off. This is newer work that requires permits. Furnace vents are damaged, and dented.

10. Basement - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Doesn't fit
11. Basement - MSFC 803.1 - Wall and/or ceiling finishes exceed the code requirements for flame spread ratings. Remove or provide documentation of flame spread compliance.- Remove the foam from the ceiling.
12. Basement - MPC 14 Reference Standards - Provide approved plumbing materials for water, waste, and vent.-Incorrect, unapproved, and damaged materials used in waste lines. S-traps. Incorrect wash machine drainage.
13. Basement - Ceiling - MSFC 703.1, 1106.1 - Provide and maintain fire rated floor and/or ceiling construction with approved materials and methods. This work require a permit(s). Call DSI at (651) 266-8989. The minimum rating must be: 1 hour-
14. Exterior - Back Stairs and deck assembly - SPLC 34.09 (3), 34.33(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) 266-8989.-Rotted members and wood. Stair and deck assembly is structurally unsound.
15. Exterior - Fence - 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.-Fence is falling down and damaged.
16. Exterior - Front storm door - SPLC 34.33 (3) - Repair and maintain the door in good condition.-Door is broken and off the framing
17. Exterior - House - SPLC 34.09 (1)(2), 34.33 (1) - 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.-Peeling paint and rotted wood. Damaged and missing siding.
18. Exterior - Porch - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-
19. Exterior - Roof - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects.-Main roof has damaged shingles and is swaybacked. At the basement entry-way, the roof is water damaged and has allowed water to infiltrate to the underside ceiling. Evidence of leakage in unit 2 bathroom.
20. Exterior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-Multiple locations in both units - broken glass, sashes won't stay up, damaged sashes, window frame stops missing inside and outside.

21. Exterior - MSFC 304.1 - Remove excessive combustible storage and/or vegetation from exterior property areas.-Brush piles
22. Exterior - 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 651-266-8989.-Driveway gravel and concrete has deteriorated.
23. Exterior - SPLC 34.08 (1), 34.32 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-
24. Exterior - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.-
25. From porch to interior - SPLC 34.33 (3) - Repair and maintain the door in good condition.-Missing hardware and damaged.
26. Front door - SPLC 34.33 (3) - Repair and maintain the door in good condition.-broken
27. Front enclosed porch - SPLC 34.09 (3), 34.33(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) 266-8989.-Floor assembly is deteriorated with rotten and damaged flooring and structural members. Floor has excessive deflection when walking on.
28. Front enclosed porch - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-
29. Front stairs - near top - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged handrail in an approved manner.-Handrail is off the wall.
30. Front stairs - to unit 2 - SPLC 34.10 (3), 34.34(2) - Repair or replace the unsafe stairway in an approved manner.-near the top, sag with weight applied
31. Front stairs - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-Repair or replace the torn and damaged carpeting.
32. Throughout - SPLC 34.10 (6), 34.34 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-Evidence of roaches and mouse droppings.
33. Unit 1 - Bedroom ceiling - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Ceiling fan broken and missing parts.
34. Unit 1 - Ceiling. - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-The ceiling tiles in the kitchen are damaged and are not properly set on their tracks.

35. Unit 1 - Front Room - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-There is a junction box on the ceiling in the front room that is missing the cover.
36. Unit 1 - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner.-There are broken and damaged cabinet doors and drawers.
37. Unit 1 - Kitchen - MFGC Chapter 4 - Provide or replace fuel equipment piping in compliance with the mechanical code. This work requires a permit(s). Call DSI at (651) 266-8989.-Flexible gas line runs through side of cabinet.
38. Unit 1 - Living room - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-4 gang receptacle broken
39. Unit 1 - Rear enclosed porch - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Ceiling lamp damaged.
40. Unit 1 - Rear enclosed porch - SPLC 34.33 (3) - Repair and maintain the door in good condition.-Interior door is missing
41. Unit 1 - Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-There are walls, including the bathroom that have scrapes, cracks, damages and broken tiles.
42. Unit 1 - Throughout - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner.-
43. Unit 1 - throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-
44. Unit 2 - Bathroom - SPLC 34.14 (2) c - Repair or replace the duplex convenience outlet with ground fault protection within 3 feet of the basin on an adjacent wall in all bathrooms.-GFCI is loose.
45. Unit 2 - Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls and ceiling in an approved manner.-Water leak from roof has damaged w the ceiling and wall. Tub surround walls are damaged and deteriorated.
46. Unit 2 - Bathroom - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner.-Vanity is coming off the wall
47. Unit 2 - Bathroom - SPLC 34.11 (1), SBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Provide an approved number and type of plumbing fixtures.-Provide and maintain an approved private toilet. This work may require a permit(s). Toilet is loose.

48. Unit 2 - Bathroom - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition.-No vent for sink. S-trap. Coupler nut missing.
49. Unit 2 - Bathroom tub - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition.-Tub overflow taken apart.
50. Unit 2 - Bedroom - MSFC 1008.1.9.3 - 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.-Hasp lock
51. Unit 2 - Entry - MSFC 505.1 - Provide unit identification on the unit entry door.-
52. Unit 2 - Entry door - SPLC 34.09 (4), 34.32 (3) - Repair and maintain the door and frame.-Door does not fit in the frame. Large gap at the top.
53. Unit 2 - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets and countertops in an approved manner.-Broken, rotted, and missing parts.
54. Unit 2 - Kitchen - SPLC 34.11 (1), SBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Provide an approved number and type of plumbing fixtures.-Provide and maintain an approved kitchen sink. This work may require a permit(s). Drain and trap is incorrect. Faucet missing parts.
55. Unit 2 - Laundry - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing or broken.-
56. Unit 2 - Laundry - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Ceiling fan
57. Unit 2 - Laundry - MSFC 605.1 - Repair or replace damaged electrical appliance wiring. This work may require a permit(s). Call DSI at (651) 266-8989.-Dryer receptacle wiring is frayed and incorrectly routed.
58. Unit 2 - Laundry - MMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-Vent is disconnected
59. Unit 2 - Laundry - MSFC 1008.1.9.3 - 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.-
60. Unit 2 - Multiple locations - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-

61. Unit 2 - Throughout - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Pinted over and burnt receptacles
62. Unit 2 - Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-
63. Unit 2 - Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-
64. Unit 2 - Throughout - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner.-
65. Unit 2 - kitchen - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-Torn and damaged
66. MSBC -Section 105.1 - Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Work being done requires a permit.- There are items on this correction notice that will require mechanical, warm-air, electrical and plumbing permits.
A plumbing permit is required for the work performed on the waste line in the basement.
67. 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: leanna.shaff@ci.stpaul.mn.us or call me at 651-266-8980 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Leanna Shaff
Fire Safety Inspector