



December 9, 2024

HALVERSON AND BLAISER GROUP LTD.
7800 METRO PARKWAY SUITE 300
BLOOMINGTON MN 55425

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

RE: 345 WABASHA ST N
Ref. # 16791

Dear Property Representative:

Your building was inspected on December 9, 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, and the building must be immediately vacated.

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. SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unfit for human habitation. -Entire building is condemned due to the following but not limited to; lack of fire protection systems, inoperable heating facilities, active plumbing leaks, damaged/tampered electrical systems, unsanitary conditions.**
2. MSFC 901.7 - Provide a fire watch until the fire sprinkler system is returned to service.

3. MSFC 901.6 - Immediately repair and return the fire sprinkler system to service. All work must be done by a licensed contractor under permit.
4. MSFC 901.6 - Immediately repair and return the fire standpipe system to service. All standpipe work must be done by a licensed contractor under permit.
5. MSFC 901.6 - The fire alarm system must be maintained in an operative condition at all times, replace or repair where defective.
6. SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms. -Immediately restore heat to the building.
7. MSFC 604.6 - Provide all openings in junction boxes to be sealed. -Open electrical, evidence of electrical tampering and wire theft.
8. NEC 408.7 - Unused Openings for circuit breakers and switches shall be closed using identified closures, or other approved means that provide protection substantially equivalent to the wall enclosure. -Open electrical, evidence of electrical tampering and wire theft.
9. MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989. -Open electrical, evidence of electrical tampering and wire theft.
10. SPLC 34.08 (1), 34.32 (1) - Sanitation. All exterior property areas shall be maintained in a clean, safe, and sanitary condition and free from any accumulation of garbage, mixed municipal solid waste, animal feces or refuse. -Remove garbage and debris thrown on the roof.
11. MSFC 703.1 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989. -Seal all holes and openings in the fire rated wall and ceiling assemblies.
12. INTERIOR - THROUGHOUT - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. -Check and confirm all units have a working smoke alarm. Provide smoke alarm affidavit to this office.
13. INTERIOR - THROUGHOUT - SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.
14. THIRD FLOOR - MSFC 1031.2, 1031.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path. -Exit door is blocked.
15. INTERIOR - VACANT UNITS - SPLC 40.06 - This portion of the building cannot be occupied until inspected and approved by this office. -Do not reoccupy any vacant units until they are approved for occupancy. Provide inspector list of all vacant units.
16. FORMER GRAY DUCK - SPLC 40.06 - This portion of the building cannot be occupied until inspected and approved by this office. -Water actively leaking into the vacant space.

17. EXTERIOR - 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. -Replace all broken and cracked windows throughout the building.
18. INTERIOR - 10th and 11th Floor – 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. -Remove all unapproved locks and bolts from required exit doors.
19. INTERIOR - THROUGHOUT - MSFC 1104.3, 1013.1 - Provide and maintain approved directional exit signs.
20. INTERIOR - THROUGHOUT - MSFC 604.6 - Provide electrical cover plates to all outlets, switches, and junction boxes where missing.
21. INTERIOR - THROUGHOUT - MSFC 604.5 - Discontinue use of extension cords used in lieu of permanent wiring.
22. INTERIOR - THROUGHOUT - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Patch and paint all holes in the walls.
23. INTERIOR - THROUGHOUT - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner. -Replace all missing and broken trim.
24. INTERIOR - THROUGHOUT - MSFC 705.1 - Provide, repair, or replace all fire rated doors and assemblies. The minimum rating must be: 20 minutes. -Repair or replace all broken or missing unit doors and provide proper hardware so the doors can lock, self-close, and latch.
25. 11TH FLOOR - SPLC 34.09(4), 34.33 (3) - Repair and maintain the doors in good condition. -Repair or replace all broken doors.

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: adrian.neis@ci.stpaul.mn.us or call me at 651-266-8992 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

A.J. Neis
Fire Safety Manager
Ref. # 16791

cc: Housing Resource Center
Force Unit