



Code Enforcement Division
1301 81st Avenue NE
Spring Lake Park, MN 55434
www.slpmn.org

Peter Borowitz
8064 Garfield St NE
Spring Lake Park, MN 55432

September 14, 2022

Inspection Location: 8064 Garfield St NE
Inspection Date: 9/12/2022

This letter is in follow-up to the inspection conducted by the Code Enforcement Department pursuant to an administrative search warrant to evaluate code violations and hazardous conditions at the above property. You are required to take immediate action to abate violations on the property.

Action(s) necessary to abate violation(s)

Structure unfit for human occupancy – A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public (IPMC: 108.1.3) ***-As the City of Spring Lake Park's Code Official, I find this property to be Unfit for Human Occupancy and a hazardous building, as defined by MN Statute 463.15, subd. 3., due to the lack of water to the home, no heating capabilities, filth, contamination and infestation, mold and water damage, extreme amount of interior combustible storage and evidence of structural compromise.***

You are ordered to immediately, and prior to the re-inspection date set forth below, raze and remove the dwelling and foundations at the above property and fill all excavations to grade with clean fill and remove all junk, rubbish, and debris from the premises or, in the alternative, repair and rebuild said dwelling and garage according to law. Any restoration project must successfully and timely abate the following and any other code violations existing on the premises:

1. Repair or replace missing and/or inoperable smoke alarm. (MN Statute 299F.362) ***-Repair the smoke detectors so they are in working order. At the time of the inspection, there were no working detectors.***
2. Carbon Monoxide Alarms - Every single-family dwelling and every dwelling unit in a multifamily dwelling must have an approved and operational carbon monoxide alarm installed within ten feet of each room lawfully used for sleeping purposes. (MN Statute 299F.51) ***-Repair the carbon monoxide detectors so they are in working order. At the time of the inspection, there were no working detectors.***
3. Excessive Interior Storage – Storage of combustible material shall not produce conditions that will create a nuisance or a hazard to a person's health, safety or welfare. (MSFC: 304.1) ***-Remove the large piles of garbage/debris from the interior of the home. Including but not limited to; garage, entryway, kitchen, dining room, living room, basement family room and porch.***
4. Blocked Exit - A means of egress shall be free from obstructions that would prevent its use, including the accumulation of snow and ice. Means of egress shall remain free of any material or matter where its presence would obstruct or render the means of egress hazardous. (MSFC Sec. 1031.3) ***-Remove the 4x4 dimensional lumber from boarding/blocking the front door.***
5. Unsanitary Conditions - Immediately correct unsanitary conditions. (IPMC: 305.1) ***-Remove the human feces/waste from the upper level bathroom.***
6. Unsanitary Conditions - Immediately correct unsanitary conditions. (IPMC: 305.1) ***-Remove the garbage, bird feed and goose feces from the living room; once removed, further evaluation will be needed on the structural stability of the living room floor.***

7. Unsanitary Conditions - Immediately correct unsanitary conditions. (IPMC: 305.1) ***-Remove the gypsum board in the lowest level. An extensive amount of mold/mildew is present. Provide a mold/mildew report from a certified company. An inspection of structural stability will be needed after removal.***
8. Infestation and Extermination – All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. (IPMC: 309.1) ***–Abate rodent and insect infestation on the property. Remove the excessive interior storage of garbage, debris and bird feed. Bugs were visible on every level and room of the home. Signs of rodents were in the home but no sightings were witnessed.***
9. Mechanical Appliances - All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. (IPMC: 603.1) ***-Return all appliances back to working order. The gas fireplace is broken and sticking out of the mantel. The furnace has corrosion all over it and every cover has been removed. (This will require a mechanical permit.)***
10. ~~Plumbing - Minimum Standard~~ All plumbing in every dwelling unit shall be properly installed and maintained in sanitary, safe, and functioning condition, and shall be connected to an approved utility system. (IPMC: 504.1) ***-Return all plumbing back to working order. Every P trap has dried up. The water meter has been removed. All water and plumbing lines need to be air tested prior to the water being turned back on. (This will require a plumbing permit.)***
11. Minimum Standard - Electrical panels, wiring, switches and outlets must be installed to meet the minimum requirements of the State Electrical Code (IPMC: 605.1) ***-Replace any missing faceplates, fixture globes and broken light fixtures. Repair any charred outlets. (This may require an electrical permit.)***
12. Interior Surfaces - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. (IPMC: 305.3) ***-Repair the floor at the top of the stairs and living room. There is a one-foot by one-foot soft spot at the top of the stairs and a larger hole in the living room. Correct or replace all compromised interior surfaces. Remove the cobwebs throughout the home. Repair any holes cut in the gypsum board. (More corrections may be added once the large amount of storage is removed.)***
13. Exterior Surfaces - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. (IPMC: 304.2) ***-Repair all holes and compromised areas in the soffit and fascia, missing shingles, damaged garage door, damaged gable vents and any other dilapidated material on the exterior of the home. There are multiple holes on the homes exterior that have signs of animals coming in and out of the soffits and attic.***

A follow-up inspection will be conducted on November 29, 2022. Your immediate attention and correction of these violations is required. Should you fail to address all of these violations, this matter will be referred to the City Council for further action.



If you have any questions or concerns regarding your violation, please contact me at JBaker@slpmn.org or 763-792-7212.

Sincerely,

Jeff Baker
Building Official/Fire Marshal
City of Spring lake Park

Cc: Address file