



CITY OF SAINT PAUL

375 Jackson Street., Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-1919
Web: www.stpaul.gov/dsi

September 27, 2021

RV Holdings Five LC
PO Box 488
Columbia SC 29202-0488

Order to Abate Nuisance Building(s)

Dear Responsible or Interested Party:

The Vacant/Nuisance Buildings Unit, Department of the Department of Safety and Inspections, Division of Code Enforcement, hereby declares the premises located at:

1853 MINNEHAHA AVE E

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

AURORA ADDITION LOTS 19 AND LOT 20 BLK 8

to comprise a nuisance condition in violation of the Saint Paul Legislative Code, Chapter 45.02, and subject to demolition under authority of Chapter 45.11.

On September 22, 2021 a Building Deficiency Inspection Report was compiled and the following conditions were observed.

This list of deficiencies is not necessarily all the deficiencies present at this time. This building(s) is subject to the restrictions of Saint Paul Ordinance Chapter 33.03 and shall not again be used for occupancy until such time as a Certificate of Compliance or a Certificate of Occupancy has been issued. All repairs must be in accordance with appropriate codes. Changes or additions to the electrical system, mechanical system, or the plumbing system may necessitate updating or upgrading the systems involved.

This is a one-story, wood frame, single-family dwelling with a detached shed.

The following is excerpted from the March 11, 2020 Correction Notice – Condemnation:

DEFICIENCY LIST

1. This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.
2. Provide all openings in junction boxes to be sealed.

3. Provide all electrical splices within junction boxes.
4. Repair or replace damaged electrical fixtures. This work may require a permit(s).
5. Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s).
6. Remove electrical cords that extend through walls, ceiling, floors, under doors, or floors coverings, or are subjected to environmental or physical damage.
7. For cord-connected equipment such as: room air conditioners, household refrigerators and freezers, drinking water coolers, and beverage dispensers, a separable connector or an attachment plug and receptacle shall be permitted to serve as the disconnecting means. The appliance must plug directly into a permanent outlet.
8. Provide and maintain interior in a clean and sanitary condition.
9. Immediately discontinue and remove the unvented heating appliance.
10. Provide service of heating facility by a licensed contractor which must include a carbon monoxide test.
11. Immediately discontinue use of unsafe heating appliance until repaired or replaced by a licensed contractor. This work may require a permit(s).
12. 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 may require a permit(s).
13. Immediately repair or replace the leaking fuel equipment piping. This work may require a permit(s).
14. Provide leak tight caps or plugs on disconnected or unused gas lines.
15. Provide or replace fuel equipment piping in compliance with the mechanical code. This work may require a permit(s).
16. Provide an approved number and type of plumbing fixtures.
17. Repair or replace and maintain all parts of the plumbing system to an operational condition.
18. Provide adequate hot water between 110 degrees F and 120 degrees F.
19. Contact a licensed contractor to repair or replace the water heater. This work may require a permit(s).
20. Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **October 27, 2021** the Department of Safety and Inspections, Division of Code Enforcement, will begin a substantial abatement process to demolish and remove the building(s). The costs of this action, including administrative costs and demolition costs will be assessed against the property taxes as a special assessment in accordance with law.

As first remedial action, a Code Compliance Inspection Report must be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989. This inspection will identify specific defects, necessary repairs and legal requirements to correct this nuisance condition. You may also be required to post a five thousand dollars (\$5,000.00) performance deposit with the Department of Safety and Inspections before any permits are issued, except for a demolition permit. Call the Department of Safety and Inspections for more information at 651-266-8989.

If this building is located in a historic district or site (noted on page 1, above, just below the property address) then you must contact Heritage Preservation (HPC) staff to discuss your proposal for the repairs required by this order and compliance with preservation guidelines. Copies of the guidelines and design review application and forms are available from the Department of Safety and Inspections web site (see letterhead) and from the HPC staff. No permits will be issued without HPC review and approval. HPC staff also can be reached by calling 651-266-9078.

As an owner or responsible party, you are required by law to provide full and complete disclosure of this "Order to Abate" to all interested parties, all present or subsequent renters and any subsequent owners. The property shall not be sold, transferred or conveyed in any manner until the Nuisance Conditions have been abated and the Certificate of Code Compliance or Certificate of Occupancy has been issued.

The Enforcement Officer is required by law to post a placard on this property which declares it to be a "nuisance condition", subject to demolition and removal by the City. This placard shall not be removed without the written authority of the Department of Safety and Inspections, Division of Code Enforcement. The department is further required to file a copy of this "Order to Abate" with the City Clerk's Office.

If corrective action is not taken within the time specified in this order, the Enforcement Officer will notify the City Council that abatement action is necessary. The City Clerk will then schedule dates for Public Hearings before the City Council at which time testimony will be heard from interested parties. After this hearing the City Council will adopt a resolution stating what action if any, it deems appropriate.

If the resolution calls for abatement action the Council may either order the City to take the abatement action or fix a time within which this nuisance must be abated in accordance with the provisions of Chapter 33 of the Saint Paul Legislative Code and provide that if corrective action is not taken within the specified time, the City shall abate this nuisance. The costs of this action, including administrative costs will be assessed against the property as a special assessment in accordance with law.

If you have any questions or request additional information please contact **Joe Yannarely** at **651-266-1920**, or you may leave a voice mail message.

Sincerely,

Joe Yannarely

Vacant Buildings Enforcement Inspector