



April 15, 2021

Khai Hong Lim and Shu Ping Teoh  
839 Brenner Avenue  
Roseville MN 55113-1953

## 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:**

**904 CHARLOTTE ST**

With the following Historic Preservation information: NONE

**and legally described as follows, to wit:**

COLLEGE PLACE, TAYLOR'S DIVISION S 2 FT OF LOT 14 AND ALL OF LOT 13  
BLK 2

**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 April 9, 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 and one-half story, wood frame, single-family dwelling with a detached accessory shed.

The following is excerpted from the expired January 2, 2014 Code Compliance Report:

## **BUILDING**

1. Install handrails (34 inches - 38 inches above each nosing) and guardrails (36-inch minimum) at all stairways, and return handrail ends into a newel post or wall per attachment.
2. Provide complete storms and screens, in good repair for all door and window openings.
3. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
4. Air-seal and insulate attic/access door.
5. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
6. Provide major clean-up of premises.
7. Repair siding, soffit, fascia, trim, etc. as necessary.
8. Provide proper drainage around house to direct water away from foundation of house.
9. Install rain leaders to direct drainage away from foundation.
10. Provide durable, dustless parking surface as specified in the zoning code.
11. Openings in stair risers must be less than 4 inches.
12. Rebuild front steps to code. (top riser too short)
13. Install safety glass in windows over bathtub and 2nd floor stair landing.
14. Install handrail and guardrail to code on basement stairs.
15. Repair and paint storage shed as needed.
16. A building permit is required to correct the above deficiencies.

## **ELECTRICAL**

1. Provide a complete circuit directory at service panel indicating location and use of all circuits
2. Install listed circuit breakers
3. Properly strap service conduit on the exterior of the house.
4. Repair or Replace all broken, missing, or loose light fixtures, switches and outlets, covers and plates
5. Check all outlets for proper polarity and verify ground on 3-prong outlets
6. Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
7. Properly install smoke detector in upper level hall.
8. Based on repair list, purchase permit for a minimum of 4 circuits.
9. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
10. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
11. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

## **PLUMBING**

1. Basement - Water Heater - Vent must be in chimney liner.
2. Basement - Water Heater - not fired or in service,
3. Basement - Water Meter - support meter properly.
4. Basement - Gas Piping - run dryer vent to code.
5. Basement - Soil and Waste Piping - no front sewer clean-out.

6. Basement - Laundry Tub - provide a vacuum breaker for the spout.
7. First Floor - Gas Piping - range gas shut off; connector or piping incorrect.
8. Exterior - Lawn Hydrants - Requires backflow assembly or device.
9. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

### **HEATING**

1. Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
2. Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
3. All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
4. Repair and/or replace heating registers as necessary
5. Run A/C condensate drain three-quarter inch nominal size to an approved location and secure as needed.
6. Mechanical gas or refrigeration permit is required for the above work.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **May 15, 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 Yannarelly** at **651-266-1920**, or you may leave a voice mail message.

Sincerely,

***Joe Yannarelly***

Vacant Buildings Enforcement Inspector