



October 11, 2022

Petr Gnatyk
46 Front Ave
St Paul MN 55117-4933

Peter Gnatyk
4605 Prior Ave N
Arden Hills MN 55112

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:

46 FRONT AVE

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

BAZILLE'S ADDITION OF ACRE, LOT SUBJ TO ESMT, THE FOL; W 1/4 OF N 105 FT OF LOT 1

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 28, 2022, 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 two-story, wood frame, duplex with a detached one-stall garage.

The following is excerpted from the expired Code Compliance Report dated September 30, 2020:

BUILDING

1. Ensure basement cellar floor is even, is cleanable, and all holes are filled.
2. Install floor covering in bathroom and kitchen that is impervious to water.

3. Repair walls, ceiling, and floors throughout, as necessary.
4. 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.
5. Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner.
6. Re-level structure as much as is practical.
7. Air-seal and insulate attic/access door.
8. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
9. Install water-proof enclosure in shower area.
10. Install rain leaders to direct drainage away from foundation.
11. Repair chimney in an approved manner.
12. Tuck Point interior/exterior of foundation as necessary.
13. Provide general rehabilitation of garage.
14. Remove rear deck and stairs.
15. Need to replace overhead garage door.
16. Dry out basement and eliminate source of moisture.
17. Remove mold, mildew and moldy or water damaged materials.
18. 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.
19. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
20. Provide complete storms and screens, in good repair for all door and window openings.
21. Provide functional hardware at all doors and windows.
22. Repair or replace damaged doors and frames as necessary, including storm doors.
23. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner.

ELECTRICAL

1. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. Install hard-wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code.

3. Properly support/wire exterior luminaire (light fixture) at entry door.
4. Remove and/or rewire all illegal, improper, or hazardous wiring to current NEC.
5. Replace conduit/fittings due to excessive corrosion.
6. Replace/repair damaged electric baseboard heater to current NEC.
7. Install listed boxes for all lighting fixtures per the NEC.
8. Properly wire garage and garage feeder to current NEC standards.
9. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter.
10. Provide a complete and legible circuit directory at service panel indicating location and use of all circuits.
11. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices.
12. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.
13. Properly strap and support cables and/or conduits.
14. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
15. Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly.
16. Install box extensions on devices mounted in wood paneling and other required locations.
17. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING

1. Basement -Soil and Waste Piping - Plug all open piping and properly pitch all piping.
2. Basement -Soil and Waste Piping - Install a front sewer clean out.
3. Basement -Water Heater - The water heater must be fired and in service.
4. Basement -Water Meter - Raise the water meter to a minimum of 12 inches above the floor.
5. Basement -Water Meter - Support the water meter to code.
6. Basement -Water Meter - The service valves must be functional and installed to code.
7. Basement -Water Piping - Repair or replace all the corroded, broken, or leaking water piping.

8. Basement -Water Piping - Replace all the improperly sized water piping.
9. Basement -Water Piping - Provide a one (1) inch water line to the first major take off.
10. Bathroom -Plumbing - General - Provide a water-tight joint between the fixture and the wall or floor
11. Exterior -Lawn Hydrants - Repair or replace the lawn hydrants that are broken or have parts missing.
12. Exterior -Lawn Hydrants - The lawn hydrant(s) require a backflow preventer.
13. First Floor -Gas Piping - Remove all disconnected gas lines and unapproved valves.
14. First Floor -Gas Piping - Install an approved shut off; connector and gas piping for the range.
15. First Floor -Lavatory - Repair/replace the faucet that is missing, broken, or has parts missing.
16. First Floor -Plumbing - General - Remove all unused waste, vent, water, and gas piping to the main and cap or plug to code.
17. First Floor -Toilet Facilities - Install a proper flanged fixture connection on a firm base.
18. First Floor -Tub and Shower - Install scald and thermal shock protection, ASSE Standard 1016.
19. Second Floor -Toilet Facilities - Install a proper flanged fixture connection on a firm base.
20. Second Floor -Tub and Shower - Install scald and thermal shock protection, ASSE Standard 1016.
21. Second Floor -Tub and Shower - Install a hot water temperature limiting device, ASSE Standard 1070.
22. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

MECHANICAL

1. Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.

3. Vent clothes dryer to code.
4. Provide adequate combustion air and support duct to code.
5. Provide support for gas lines to code.
6. Plug, cap and/or remove all disconnected gas lines.
7. Provide heat in every habitable room and bathrooms.
8. Mechanical permits are 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 **November 10, 2022**, 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