



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

June 29, 2021

Superior Equities LLC
PO Box 4096
St Paul MN 55104-6651

Compeer Financial FLCA
2600 Jenny Wren Trail
Sun Prairie WI 53590

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:

830 IGLEHART AVE

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

EDWIN DEAN'S SUBDIVISION OF, PA EX ALLEY LOT 3 BLK 4

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 May 26, 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 two-story, wood frame, duplex.

The following is excerpted from the August 28, 2012 expired Code Compliance Report:

BUILDING

- Install 20-minute fire rated doors, with self-closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes).

- Maintain one-hour fire separation between dwelling units and between units and common areas.
- 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.
- Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold, and weather-stripping.
- Install floor covering in bathroom and kitchen that is impervious to water.
- Repair walls, ceiling, and floors throughout, as necessary.
- 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.
- Provide fire block construction as necessary and seal chases in basement ceiling.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of garage.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Openings in stair risers must be less than 4 inches.
- Remove or repair fences.
- Replace front steps, handrail, and guardrail to code.
- Rebuild front landing and replace all decayed framing and deck boards.
- Install frost footings under rear deck with inspections and replace deck stairs to code (both).
- Replace second floor rear deck to code.
- Replace all decayed roof boards and framing before replacing roofing where needed.
- Remove fuel oil tank from basement (tank is not hooked up to any fill pipe or vent or supply line and is open on top.
- A building permit is required to correct the above deficiencies.

ELECTRICAL

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service.
- Close openings in junction boxes with knockout seals, and/or junction box covers.
- Repair or Replace all broken, missing, or loose baseboard heaters, light fixtures, switches, and outlets, covers and plates.
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Install hard-wired, battery backup smoke detector and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Install exterior light at back entry door.
- Replace all painted-over receptacles.
- Remove or rewire 30-amp 240V receptacles in 1st floor front room to 2011 NEC.
- Based on repair list purchase permit for 8 circuits.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING

- Basement - East - Water Heater - Vent must be in chimney liner.
- Basement - East - Water Heater - Water piping incorrect.
- Basement - East - Water Heater - not fired or in service.
- Basement - East - Water Meter - meter is removed or not in service.
- Basement - East - Water Meter - support meter properly.
- Basement - East - Water Piping - add appropriate hangers.
- Basement - East - Water Piping - boiler fill water line requires backflow assembly or device.
- Basement - East - Water Piping - repair or replace all corroded, broken, or leaking piping.
- Basement - East - Water Piping - run 1-inch water line from meter to first major take off.
- Basement - East - Gas Piping - run dryer vent to code.
- Basement - East - Soil and Waste Piping - add appropriate hangers.
- Basement - East - Soil and Waste Piping - improper connections, transitions, fittings, or pipe usage.
- Basement - East - Soil and Waste Piping - improper pipe supports.
- Basement - East - Soil and Waste Piping - no front sewer cleanout.
- Basement - East - Soil and Waste Piping - no soil stack base cleanout.
- Basement - East - Soil and Waste Piping - replace corroded cast iron or steel waste piping.
- Basement - East - Soil and Waste Piping - unplugged or open piping; back pitched piping.
- Basement - East - Laundry Tub - provide a vacuum breaker for the spout.
- Basement - East - Laundry Tub - waste incorrect.
- Basement - East - Laundry Tub - water piping incorrect.
- Basement - East & West - Soil and Waste Piping - floor drain to meet Minnesota Plumbing Code.
- Basement - West - Water Heater - No gas shut off or gas piping incorrect.

- Basement - West - Water Heater - gas venting incorrect.
- Basement - West - Water Heater - not fired or in service.
- Basement - West - Water Piping - boiler fill water line requires backflow assembly or device.
- First Floor - Sink - waste incorrect.
- First Floor - Sink - water piping incorrect.
- First Floor - Lavatory - waste incorrect.
- First Floor - Toilet Facilities - incorrectly vented.
- First Floor - Toilet Facilities - waste incorrect.
- First Floor - Tub and Shower - incorrectly vented.
- First Floor - Tub and Shower - provide anti-scald valve.
- First Floor - Tub and Shower - replace waste and overflow.
- First Floor - Tub and Shower - waste incorrect.
- Second Floor - Sink - faucet is missing, broken or parts missing.
- Second Floor - Sink - waste incorrect.
- Second Floor - Lavatory - fixture is broken or parts missing.
- Second Floor - Tub and Shower - Provide access.
- Second Floor - Tub and Shower - replace waste and overflow.
- Second Floor - Gas Piping - range gas shut off; connector or piping incorrect.
- Exterior - Lawn Hydrants - Broken or parts missing.
- Exterior - Lawn Hydrants - Requires backflow assembly or device.
- Obtain plumbing permits prior to commencement of work.

MECHANICAL

- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- Clean and Orsat test both boiler burners. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating units are safe
- Install approved metal chimney liners.
- Connect boilers and water heaters venting into chimney liner
- Vent clothes dryer to code
- Provide adequate combustion air and support duct to code
- Provide support for gas lines to code
- Plug, cap and/or remove all disconnected gas lines.
- Provide heat in every habitable room and bathrooms
- Repair or replace radiator valves as needed.
- Repair or replace electric baseboard in second floor front room.
- 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.
- Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
- Support supply and return piping from heating system according to code
- Conduct witnessed pressure test on hot water heating systems and check for leaks

- Install second floor boiler pressure relief valve in vertical position and pipe discharge to within 18 inches of the floor
- Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
- Remove abandoned oil tank from basement.
- Mechanical gas and hydronic 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 **July 29, 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

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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