



September 20, 2023

Dennis J Faust
195 Goodrich Ave
St Paul MN 55102-2717

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:

195 GOODRICH AVE

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

SAMUEL LEECHE'S ADDITION LOT 12 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 13, 2023, 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 an accessory metal shed.

The following is excerpted from the October 6, 2021 Notice of Condemnation as Unfit for Human Habitation & Order to Vacate:

1. This occupancy is condemned as unsafe or dangerous. It constitutes a condition of material endangerment to occupants and emergency personnel. The interior of home has gross unsanitary conditions. Inspector found the home with egress blocked and small walking path throughout the home. This is also a fire hazard due to the excessive combustibles. The property is being condemned for excessive storage, combustible materials, and blocked egress.
2. Provide access to the inspector to all areas of the building. Found excessive storage blocking access to all areas of the house. Please provide access.
3. Provide and maintain orderly storage of materials. Provide and maintain at least 2 feet clearance below the lowest structural member or the ceiling. Remove stored materials that are blocking egress travel throughout the house. Provide and maintain 36 inches of aisle clearance throughout the house.
4. The interior shall be maintained in a clean and sanitary condition, free from any accumulation of refuse or garbage.
5. Immediately remove and discontinue excessive accumulation of combustible materials.
6. The eaves and soffits are in a state of disrepair or deterioration. Repair all defects, holes, breaks, loose, or rotting boards, to a professional state of maintenance. Permit may be required.
7. All accessory structures including, but not limited to, detached garages, sheds, retaining walls and fences shall be kept in a professional state of maintenance and repair and maintained structurally sound. Found the backyard shed in disrepair. Please repair, replace, or remove the damaged shed.

Additional Deficiencies:

8. The exterior walls and trim of the house and garage have defective, peeled, flaked, scaled, or chalking paint or have unpainted wood surfaces. Scrape and repaint to affect a sound condition in a professional manner.
9. The foundation is deteriorated, defective or in a state of disrepair. Repair all foundation defects in a professional manner to a weather-tight, water-tight, and rodent-proof condition.
10. Lack of natural gas service.
11. There is evidence of a rodent infestation. Immediately exterminate and eliminate all rodents from the entire building. Remove rodent harborages in the yard areas. Tuckpoint the foundation, if necessary, to rodent-proof the building to prevent re-infestation. Immediately remove any dead rodents from the premises.
12. Stairs are broken, defective, or in disrepair. Repair in a professional manner.
13. The stairs have missing or defective handrails. Provide all interior and exterior stairways and steps of more than three (3) risers with handrails which are grippable and installed 34" to 38" above the nose of the stair treads.
14. The windows and/or storm windows are in a state of disrepair. Replace all missing or broken window glass. Make all necessary repairs to frames, sashes, hardware, and associated trim in a professional manner.

As owner, agent, or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **October 20, 2023**, 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.

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

Sincerely,

Joe Yannarely

Vacant Buildings Enforcement Inspector