



September 11, 2023

Stavros and Olympia Haidos  
13316 S Commercial Ave  
Chicago IL 60633-1408

## **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:**

**975 REANEY AVE**

With the following Historic Preservation information: Building Name: William Reid Double House Inventory #: RA-SPC-3048

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

TERRY'S ADDITION LOT 18 BLK 20

**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 August 30, 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 two story, wood frame, four-unit dwelling.

The following is taken from the February 15, 2019 Expired Team Inspection Report:

**DEFICIENCY LIST:**

1. 3rd floor wall and ceiling covering and insulation to be removed, work done without permits and inspections. All work in this area requires plans, permits and inspection of work.
2. Basement (975) - Incidental Use Areas - Incidental use areas shall be separation from the rest of the building in accordance with this section. This includes shops, laboratories containing hazardous materials, storage rooms exceeding 100 sq ft, laundry rooms exceeding 100 sq ft, and rooms containing heating equipment in excess of 400,000 BTU. Provide and maintain 1 hour fire separation at basement ceiling or remove storage from the basement.
3. Basement (975) - Provide and maintain illumination in all portions of the exit system. Repair non-working lighting for basement stairway.
4. Basement (975) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair. - Handrail is too low and doesn't extend fully to top of stairway.
5. 975 Unit 1 - Entry Door - Provide, repair, or replace the fire rated door and assembly. The minimum rating must be. Repair and maintain the door closer, unit fire door must self-lose and latch.
6. 975 Unit 1 - Smoke Alarms - Smoke Alarms shall be replaced when they fail to respond to operability tests or when they exceed 10 years from the date of manufacture. Alarms shall be replaced with smoke alarms having the same type of power supply.
7. 975 Unit 2 - 3rd Floor - Repair or replace the damaged handrail in an approved manner. Secure the loose handrail on stairway to 3rd floor.
8. Basement (977) - Near Furnace - Repair and maintain the damaged structural member. - Repair or sister the joist in an approved manner in area near furnace where joist is over 50 percent notched through.
9. Basement (977) - Stairway - Repair or replace the damaged guardrail in an approved manner. - Properly secure the loose guardrail.
10. Basement (977) - Incidental Use Areas - Incidental use areas shall be separation from the rest of the building in accordance with this section. This includes shops, laboratories containing hazardous materials, storage rooms exceeding 100 sq ft, laundry rooms exceeding 100 sq ft, and rooms containing heating equipment in excess of 400,000 BTU. - Provide and maintain 1 hour fire separation at basement ceiling or remove storage from the basement.
11. Basement (977) - Incidental Use Areas - Incidental use areas shall be separation from the rest of the building in accordance with this section. This includes shops, laboratories containing hazardous materials, storage rooms exceeding 100 sq ft, laundry rooms exceeding 100 sq ft, and rooms containing heating equipment in excess of 400,000 BTU. - Provide and maintain 1 hour fire separation at basement ceiling or remove storage from the basement.
12. 977 Unit 1 - CO Alarm - Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions.

13. 977 Unit 1 - Ceiling - Repair and maintain the required fire resistive construction with approved materials and methods. Repair damaged and open area of the ceiling in an approved manner in order to maintain 1 hour fire separation between residential units.
14. 977 Unit 1 - Entry Door - Provide, repair or replace the fire rated door and assembly.- Repair and maintain the door closer, unit fire door must self-close and latch.
15. 977 Unit 1 - Smoke Alarms - Immediately provide and maintain a smoke detector located outside each sleeping area.
16. 977 Unit 1 - Throughout - Repair and maintain the ceiling and walls in an approved manner. Replace fire damaged ceiling and walls in kitchen of 1st. floor east unit. Framing ok.
17. 977 Unit 1 - Throughout - Repair and maintain the cabinets in an approved manner.
18. BUILDING - REMOVE FIRE DAMAGED MATERIALS - Remove covering from walls where fire damaged materials were at inspection 2 years ago at rear of building (from fire in kitchen in 1st floor east side kitchen).
19. BUILDING - REPAIR OR REPLACE DOORS AND WINDOWS - Repair or replace all damaged doors and windows.
20. BUILDING - REPAIR WINDOWS AND JAMBS - Repair basement windows and jambs.
21. BUILDING EXTERIOR - REPAIR FRONT DOOR - Repair or replace front door.
22. BUILDING EXTERIOR - REPLACE STEPS - Replace steps at northeast corner of building.
23. BUILDING INTERIOR - REMOVE FIRE DAMAGE - Remove drywall from ceiling and walls to check for fire damage and insulation where fire damaged ceiling and walls in kitchen of 1st floor east unit inspection 2 years ago.
24. BUILDING INTERIOR - REMOVE WORK DONE WITHOUT PERMITS - 3rd floor wall and ceiling covering and insulation to be removed, work done without permits and inspections. All requires plans, permits and inspection of work.
25. ELECTRICAL - CHECK POLARITY THROUGHOUT - 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 to current NEC.
26. ELECTRICAL - INSTALL BOX EXTENSIONS - Location. Install box extensions on devices mounted in wood paneling where boxes are not flush with combustible material.
27. ELECTRICAL - PROPERLY WIRE SUBPANELS - Ensure all subpanels are properly wired as subpanels.
28. ELECTRICAL - REPLACE BROKEN FIXTURES Throughout - Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and pates to current code.
29. ELECTRICAL - REPLACE CIRCUIT BREAKERS Service Subpanels - Replace circuit breakers in electrical panels that are not listed for that manufacturer's panelboard with proper breakers.
30. ELECTRICAL - VERIFY AMPERAGE/WIRE SIZE Service Subpanels - Verify that fuse/circuit breakers amperage matches wire size in panels. Replace improperly sized overcurrent devices.
31. 977 Upper Unit - ELECTRICAL - Remove or relocate the closet light to current NEC.

32. ELECTRICAL - ENSURE WORKING ORDER OF ALL RECEPTACLES/LUMINAIRES - No power at time of inspection. Test all receptacles and ensure all luminaires are working properly when power is restored.
33. ELECTRICAL - PROPERLY WIRE APPLIANCES - Properly wire dishwasher/disposal to current NEC.
34. ELECTRICAL - PROPERLY WIRE MICROWAVE/HOOD FANS - Properly wire microwave/hood fan above range to current NEC.
35. ELECTRICAL - PROVIDE CIRCUIT DIRECTORY - NEC 408.4 -Service Subpanels. Provide a complete circuit directory at the electrical panels indicating location and use of all circuits.
36. ELECTRICAL - PROVIDE PANEL CLEARANCE - MSFC 605.1 -975 Upper Unit. Provide proper electrical panel clearance to current NEC.
37. ELECTRICAL - REPAIR SERVICE GROUND - MSFC 605.1 -Basement. 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 feet of the entrance point of the water service, and bond around the water meter, Article 250, NEC.
38. ELECTRICAL - REPLACE REQUIRED RECEPTACLES - MSVC 605.1 -977 Upper Unit. Re-install receptacles that were removed but required by code to current NEC.
39. ELECTRICAL - REWIRE FIRE DAMAGED UNIT - MSFC 605.1 -977 Lower Unit. Remove and/or rewire all illegal, improper, or hazardous wiring due to fire damage to current NEC.
40. Basement - ELECTRICAL - SEAL OPENINGS IN JUNCTION BOXES/PANELS - Provide all openings in junction boxes to be sealed. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.
41. 977 Basement/Exterior - ELECTRICAL - STRAP AND SUPPORT CABLES - Provide for all raceways, boxes, cabinets, and fittings to be securely fastened in place. Properly strap and support cables and/or conduits to current NEC.
42. Exterior - Doors - SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition. Repair or replace the boarded door at northeast entry. Repair damaged front entry doors with broken glass.
43. Exterior - Foundation - Provide and maintain foundation elements to adequately support this building at all points. Tuckpoint the foundation as necessary where deteriorated.
44. Exterior - Rear - Replace fire damaged materials at rear of building (from fire in kitchen in 1st. floor east side kitchen).
45. Exterior - Stairways - Repair or replace the unsafe stairways, porch, decks, or railings in an approved manner. - Repair the stairway at northeast entry in an approved manner. Repair loose guardrail and broken handrail at rear stairway.
46. Exterior - Windows - Repair and maintain the window in good condition. Repair or replace the boarded and damaged windows. Repair basement windows and jambs.
47. Exterior - Windows - Provide or repair and maintain the window screen. - Repair or replace window screens where damaged/ missing on all openable windows.

48. Exterior - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.
49. Exterior - Provide and maintain suitable ground cover on all exterior areas to control erosion.
50. FIRE INSPECTION - MAINTAIN EXTERIOR SURFACES - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.
51. FIRE INSPECTION - MAINTAIN FOUNDATION - Provide and maintain foundation elements to adequately support this building at all points. Tuck-point the foundation as necessary where deteriorated.
52. FIRE INSPECTION - PROVIDE CO2 ALARMS - Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions.
53. FIRE INSPECTION - PROVIDE FIRE EXTINGUISHERS - -Provide approved fire extinguishers in accordance with the following types, sizes, and locations. Provide a minimum 1A10BC fire extinguisher within each apartment unit or a minimum 2A10BC fire extinguisher not more than 50 feet travel distance from each apartment entrance. They must be permanently mounted between 3 and 5 feet high and in a readily visible and easily accessible locations.
54. FIRE INSPECTION - PROVIDE KEYS FOR KEYBOX - When you have the correct keys available, call Fire Department Communication Center at (651) 266-7702 to make arrangements to have the keybox opened.
55. FIRE INSPECTION - PROVIDE SMOKE ALARMS - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
56. FIRE INSPECTION - REPAIR 3RD FLOOR HANDRAIL - Repair or replace the damaged handrail in an approved manner. Secure the loose handrail on the stairway to the 3rd floor.
57. FIRE INSPECTION - REPAIR GUARDRAIL - Repair or replace the damaged guardrail in an approved manner. Properly secure the loose basement stairway guardrail.
58. FIRE INSPECTION - REPAIR UNSAFE GUARDRAILS/HANDRAILS - Repair or replace the unsafe stairways, porch, decks or railing in an approved manner. Repair the stairway at the northeast entry in an approved manner. Repair loose guardrails and broken handrails at the rear stairway.
59. FIRE INSPECTION - SMOKE ALARMS - Smoke alarms shall be replaced when they fail to respond to operability tests or when they exceed 10 years from the date of manufacture. Alarms shall be replaced with smoke alarms having the same type of power supply.
60. FIRE INSPECTION -BASEMENT - INCIDENTAL USE AREAS - Incidental use areas shall be separated from the rest of the building in accordance with this section. This includes shops, laboratories containing hazardous materials, storage rooms exceeding 100SF, laundry rooms exceeding 100SF, and rooms containing heating equipment in excess of

- 400,000 BTU. Provide and maintain 1 hour fire separation at the basement ceiling or remove storage from the basement.
61. FIRE INSPECTION -BASEMENT - PROVIDE APPROVED HANDRAIL -The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair. The handrail is too low and does not extend fully to the top of the stairway.
  62. FIRE INSPECTION -NEAR FURNACE - REPAIR DAMAGED STRUCTURAL MEMBER -Repair and maintain the damaged structural member. Repair or sister the joist in an approved manner near the furnace where the joist is over 50% notched.
  63. FIRE INSPECTION -UNIT 1 - ENTRY DOOR - Provide, repair, or replace the fire rated door and assembly. Repair and maintain the door closer, unit fire door must self-close and latch.
  64. MECHANICAL - BATHROOM VENTILATION REQUIRED - Provide and maintain light and ventilation in all habitable rooms in accordance with the Saint Paul Legislative Code. Bathroom ventilation is required. Provide a window in the bathrooms with an aggregate glazing area of not less than 3-square feet, on half of which must be openable or provide a mechanical exhaust system vented to the outside.
  65. MECHANICAL - CLEAN WARM AIR DUCTS - All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
  66. MECHANICAL - PROVIDE ADEQUATE COMBUSTION AIR - Provide approved combustion make up air in compliance with the mechanical code.
  67. MECHANICAL - PROVIDE HEAT - Provide heat in every habitable room and bathrooms with at least one exterior wall.
  68. MECHANICAL - PROVIDE RETURN AIR - Provide a means of returning air from every habitable room to the furnace. Return air cannot be taken from closets, bathrooms, toilet rooms, kitchen, or mechanical rooms.
  69. MECHANICAL - REPLACE HEATING REGISTERS - Repair and/or replace heating registers as necessary.
  70. MECHANICAL - SUPPORT GAS LINES - Provide support for gas lines to code.
  71. MECHANICAL - VENT DRYER TO CODE - Provide, repair, or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code.
  72. MECHANICAL - PROVIDE HEATING REPORT - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation form a licensed contractor that the heating unit is safe.
  73. MECHANICAL - REPLACE FLUE VENTING - Replace furnace/boiler flue venting to code.
  74. Throughout - Fire Extinguishers - - Provide approved fire extinguishers in accordance with the following types, sizes, and locations. Provide one minimum 1A10BC fire extinguisher within each apartment unit or a minimum 2A10BC not be more than 50'

travel distance from each apartment entrance. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations.

75. Complete and sign the smoke detector affidavit and return it to this office.

As owner, agent, or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **October 11, 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

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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 voicemail message.

Sincerely,

***Joe Yannarely***

Vacant Buildings Enforcement Inspector