



April 1, 2024

Thomas C Vehrs  
291 Stinson St  
St Paul MN 55117-5309

Shawn Nelson  
25430 98th St  
Zimmerman MN 55398

## 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:**

**291 STINSON ST**

With the following Historic Preservation information: Building Name: residence Inventory #: RA-SPC-3544

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

BEIFELDS SUB L 12-14 WLKN&HAYW LOT 15 BLK 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 March 27, 2024, 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 two-stall garage.

The following is excerpted from the June 17, 2020 Revocation of Fire Certificate of Occupancy and Oder to Vacate:

**DEFICIENCY LIST**

1. Exterior - Front Stairs - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways, and stairs. There is a large hole on the front steps. Properly finish the repairs.
2. Exterior - Front Storm Door - SPLC 34.33 (3) - Repair and maintain the door in good condition. The screen for the front entry door has a tear in it.
3. Exterior - Garage - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements. The garage has sections that is missing siding.
4. Exterior - House & Retaining Wall - SPLC 34.09 (1)(2), 34.33 (1) - 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. There is a large section of the house that is missing the siding. The retaining wall is in disrepair with very large cracks and holes.
5. Exterior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -NEW - UPDATE 6-15-2020 - At the southwest corner of the house, there is a window at the top level that has an opening in the frame.
6. Interior - Basement - NEC 408.7 - Unused Openings for circuit breakers and switches shall be closed using identified closures, or other approved means that provide protection substantially equivalent to the wall enclosure.
7. Interior - Basement - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. -NEW - Update June 15, 2020. The basement is now very cluttered and has garbage and construction debris collecting in the basement. Clean up the basement.
8. Interior - Basement Stairs - SPLC 34.09 (3) 34.33 (2) - 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. -Properly fastened the handrail.
9. Interior - Ceilings - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. On the first and second floor, the ceilings have large openings, very large cracks, and peeling paint.
10. Interior - Fire Separation - MSFC 1106.2 - Provide a required occupancy separation with approved materials and methods. This work may require a permit(s). There is a very large opening in the wall and ceiling on the first level going through straight to the upper level. The entry doors for the upper level are completely missing.
11. Interior - Floors - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.
12. Interior - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -The basement walls are slowly deteriorating with dirt and sand coming loose

creating small holes and openings within the rock wall. On the first and second floor, there are walls that have very large cracks, holes, cracked paint and other damages. The first-floor room that is being used for storage has walls with very large cracks on it.

13. SPLC 34.19 - Provide access to the inspector to all areas of the building.
14. MSBC -Section 105.1 - Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Work being done requires a permit. - There is work being done without permits. The following permits will be required: building, plumbing, electrical, warm air. Contact DSI for more information on permits. There is no permit for the installation of the tankless water heater. Per the LHO, this item must be completed by September 1, 2020.
15. SPLC 40.06 Suspension, revocation, and denial. (a) Grounds for revocation. The fire code official may, in writing, issue a notice to the owner(s) and known interested parties of the city's suspension or revocation of a fire certificate of occupancy issued under the provisions of this code, or deny an application therefor: (3) If it is found upon inspections of the fire code official that the building or occupancy is in violation of provisions of this or other applicable safety codes, ordinances, rules and regulations:-The Fire Certificate of Occupancy has been revoked due to non-compliance with the LHO's orders.
16. SPLC 39.02(c) - 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 **May 1, 2024**, 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 voicemail message.

Sincerely,

***Joe Yannarely***

Vacant Buildings Enforcement Inspector