



May 24, 2023

Quality Residences LLC  
7100 Northland Circle Ste 410  
Brooklyn Park MN 55428-1500

Quality Residences LLC  
9617 Oak Ridge Trail  
Hopkins MN 55305-4642

## 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:**

**401 ROSE AVE E**

With the following Historic Preservation information: NONE

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

ZACHRISON'S ADDITION LOT 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 April 12, 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, single-family dwelling with a detached two-stall garage.

The following is excerpted from the May 9, 2022 Code Compliance Report:

**BUILDING:**

1. Ensure basement cellar floor is even, is cleanable, and all holes are filled.

2. 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.
3. Air-seal and insulate attic/access door.
4. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
5. Install water-proof enclosure in shower area.
6. Replace or repair landing and stairway per code.
7. Repair siding, soffit, fascia, trim, etc. as necessary.
8. Install downspouts and a complete gutter system.
9. Openings in stair risers must be less than 4 inches.
10. Remove privacy screen on west side of deck and provide general maintenance for the deck including handrails and guard rails.
11. Replace overhead garage door and remove all wall and ceiling covering in the garage.
12. Remove mold, mildew and moldy or water damaged materials.
13. 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.
14. Strap or support top of stair stringers for structural stability.
15. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
16. Provide complete storms and screens, in good repair for all door and window openings.
17. Repair or replace damaged doors and frames as necessary, including storm doors.
18. Install floor covering in bathroom and kitchen that is impervious to water.
19. Repair walls, ceiling, and floors throughout, as necessary.
20. 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. Replace electrical service and wire to current NEC.
5. Repair/replace damaged electrical and wire to current NEC.
6. Home has been partially rehabbed, insure all electrical work is visible for inspections.
7. 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.
8. Provide a complete circuit directory at service panel indicating location and use of all circuits.

9. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices.
10. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.
11. Properly strap and support cables and/or conduits.
12. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
13. 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.
14. Install box extensions on devices mounted in wood paneling.
15. Garage -Remove and/or rewire all illegal, improper, or hazardous wiring to current NEC.
16. Throughout -Remove and/or rewire all illegal, improper, or hazardous wiring to current NEC.
17. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

**PLUMBING:**

1. Basement -Gas Piping - Install an approved shut-off connector and gas piping for the dryer.
2. Basement -Laundry Tub - Install a proper fixture vent to code.
3. Basement -Laundry Tub - Install the waste piping to code.
4. Basement -Laundry Tub - Install the water piping to code.
5. Basement -Laundry Tub - Repair/replace the fixture that is missing, broken or has parts missing.
6. Basement -Plumbing - General - Remove all unused waste, vent, water, and gas piping to the main and cap or plug to code.
7. Basement -Soil and Waste Piping - Install a front sewer clean out.
8. Basement -Soil and Waste Piping - Replace all improper connections, transitions, fittings, or pipe usage.
9. Basement -Soil and Waste Piping - Replace all corroded cast iron, steel waste or vent piping.
10. Basement -Water Heater - Install the gas shut off and the gas piping to code.
11. Basement -Water Heater -The water heater must be fired and in service.
12. Basement -Water Meter - Raise the water meter to a minimum of 12 inches above the floor.
13. Basement -Water Meter - The water meter must be installed and in service.
14. Basement -Water Meter - The service valves must be functional and installed to code.
15. Basement -Water Meter - The water meter must be removed from the pit.
16. Basement -Water Piping - Provide a one (1) inch water line to the first major take off.
17. Basement -Water Piping - Repair or replace all the corroded, broken, or leaking water piping.
18. Basement -Water Piping - Replace all the improperly sized water piping.

19. Basement -Water Piping - Provide water piping to all fixtures and appliances.
20. Exterior -Lawn Hydrants - The lawn hydrant(s) require a backflow preventer.
21. First Floor -Gas Piping - Install an approved shut off; connector and gas piping for the range.
22. First Floor -Sink - Install a proper fixture vent to code.
23. First Floor -Sink - Install the waste piping to code.
24. First Floor -Sink - Install the water piping to code.
25. First Floor -Sink - Repair/replace the fixture that is missing, broken or has parts missing.
26. First Floor -Toilet Facilities - Install a proper fixture vent to code.
27. First Floor -Toilet Facilities - Install the waste piping to code.
28. First Floor -Toilet Facilities - Install the water piping to code.
29. First Floor -Toilet Facilities - Repair/replace the fixture that is missing, broken or has parts missing.
30. Second Floor -Lavatory - Install a proper fixture vent to code.
31. Second Floor -Lavatory - Install the waste piping to code.
32. Second Floor -Lavatory - Install the water piping to code.
33. Second Floor -Lavatory - Repair/replace the fixture that is missing, broken or has parts missing.
34. Second Floor -Plumbing - General - Provide a water-tight joint between the fixture and the wall or floor.
35. Second Floor -Toilet Facilities - Repair/replace the fixture that is missing, broken or has parts missing.
36. Second Floor -Toilet Facilities - Install a proper flanged fixture connection on a firm base.
37. Second Floor -Tub and Shower - Install a proper fixture vent to code.
38. Second Floor -Tub and Shower - Install the waste piping to code.
39. Second Floor -Tub and Shower - Install the water piping to code.
40. Second Floor -Tub and Shower - Repair/replace the fixture that is missing, broken or has parts missing.
41. Second Floor -Tub and Shower - Install scald and thermal shock protection, ASSE Standard 1016.
42. 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 lever handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.

2. Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
3. 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.
4. Vent clothes dryer to code.
5. Provide adequate combustion air and support duct to code.
6. Provide support for gas lines to code.
7. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
8. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.
9. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
10. Repair and/or replace heating registers as necessary.
11. Provide heat in every habitable room and bathrooms.
12. 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 **June 23, 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.

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