



November 15, 2023

Tycoon Immobiliers Llc  
869 Swaps Drive  
Shakopee MN 55379-3800

Tycoon Immobiliers LLC  
c/o Yaro-Sadek Tahirou  
1670 Hamilton Lane  
Shakopee MN 55379

CCMF1, LLC  
c/o Carpathian Capital Management  
7801 E Bush Lake Rd  
Minneapolis MN 55439

Christopher Olson  
GDO Law  
4770 White Bear Pkwy  
White Bear Lake MN 55110

Fix Up Funding LLC  
14601 Minnehaha Place  
Minnetonka MN 55391

## **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:**

**802 MOUND ST**

With the following Historic Preservation information: NONE

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

W. L. KEEFE'S ADDITION LOT 16

**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 November 1, 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.

The following is excerpted from the October 20, 2021 Expired Code Compliance Report:

**BUILDING:**

1. Ensure basement cellar floor is even, is cleanable, and all holes are filled.
2. Weather seal exterior doors, threshold and weather-stripping.
3. Install floor covering in bathroom and kitchen that is impervious to water.
4. Repair walls, ceiling and floors throughout, as necessary.
5. 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.
6. Air-seal and insulate attic/access door.
7. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
8. Provide major clean-up of premises.
9. Verify proper venting of bath exhaust fan to exterior.
10. Repair siding, soffit, fascia, trim, etc. as necessary.
11. Provide proper drainage around house to direct water away from foundation of house.
12. Dry out basement and eliminate source of moisture.
13. Install downspouts and a complete gutter system.
14. Replace house and garage roof covering and vents to code.
15. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
16. Remove deck from rear of property and replace to code.
17. Remove all wall paneling in the basement.
18. Insulate attic space.
19. Remove mold, mildew and moldy or water damaged materials.
20. 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.
21. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
22. Provide complete storms and screens, in good repair for all door and window openings.
23. Provide functional hardware at all doors and windows.
24. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
25. Repair or replace damaged doors and frames as necessary, including storm doors.
26. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner.

**ELECTRICAL:**

1. Ensure/rewire all electrical associated with NM cables dated after January 2000 to current NEC. An electrical permit was never purchased for that wiring.

2. 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.
3. Install box extensions on devices mounted in wood paneling.
4. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
5. Provide proper clearance for overhead service conductors.
6. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
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. Remove all cord wiring used as a substitute for fixed wiring.
13. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
14. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

**PLUMBING:**

1. Basement -Gas Piping - Vent clothes dryer to code.
2. Basement -Gas Piping - Install an approved shut-off connector and gas piping for the dryer.
3. Basement -Laundry Tub - Repair/replace the faucet that is missing, broken or has parts missing.
4. Basement -Laundry Tub - Install the water piping to code.
5. Basement -Laundry Tub - Install the waste piping to code.
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 - Replace all corroded cast iron, steel waste or vent piping.
8. Basement -Soil and Waste Piping - Replace all improper connections, transitions, fittings or pipe usage.
9. Basement -Soil and Waste Piping - Plug all open piping and properly pitch all piping.
10. Basement -Water Heater -The water heater must be fired and in service.
11. Basement -Water Heater - Install the water piping for the water heater to code.
12. Basement -Water Heater - The water heater venting requires a chimney liner.
13. Basement -Water Heater - Install the gas shut off and the gas piping to code.

14. Basement -Water Heater - Correct the pressure and temperature relief valve discharge.
15. Basement -Water Meter - The service valves must be functional and installed to code.
16. Basement -Water Meter - Support the water meter to code.
17. Basement -Water Meter - Raise the water meter to a minimum of 12 inches above the floor.
18. Basement -Water Piping - Provide a one (1) inch water line to the first major take off.
19. Basement -Water Piping - Provide water piping to all fixtures and appliances.
20. Basement -Water Piping - Replace all the improperly sized water piping.
21. Basement -Water Piping - Repair or replace all the corroded, broken, or leaking water piping.
22. Bathroom -Plumbing - General - Provide a watertight joint between the fixture and the wall or floor.
23. Exterior -Rain Leader - The rain leaders must be properly plugged or capped to code.
24. First Floor -Gas Piping - Install an approved shut off; connector and gas piping for the range.
25. First Floor -Lavatory - Repair/replace the fixture that is missing, broken or has parts missing.
26. First Floor -Lavatory - Install the waste piping to code.
27. First Floor -Lavatory - Install a proper fixture vent to code.
28. First Floor -Sink - Repair/replace the fixture that is missing, broken or has parts missing.
29. First Floor -Sink - Install the water piping to code.
30. First Floor -Sink - Install the waste piping to code.
31. First Floor -Sink - Install a proper fixture vent to code.
32. First Floor -Toilet Facilities - Install a proper flanged fixture connection on a firm base.
33. First Floor -Toilet Facilities - Repair/replace the fixture that is missing, broken or has parts missing.
34. First Floor -Tub and Shower - Install scald and thermal shock protection, ASSE Standard 1016.
35. First Floor -Tub and Shower - Install the waste piping to code.
36. First Floor -Tub and Shower - Install a proper fixture vent to code.
37. 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 level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.

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3. 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.
4. Install approved metal chimney liner.
5. Replace furnace/boiler flue venting to code.
6. Connect furnace/boiler and water heater venting into chimney liner.
7. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
8. Provide adequate combustion air and support duct to code.
9. Provide support for gas lines to code.
10. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
11. 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.
12. Provide heat in every habitable room and bathrooms.
13. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank.
14. Support supply and return piping from heating system according to code.
15. Conduct witnessed pressure test on hot water heating system and check for leaks.
16. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
17. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
18. Repair or replace radiator valves as needed.
19. Mechanical permits are required for the above work.
20. Conduct witnessed pressure test on gas piping system and check for leaks.

As owner, agent, or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **December 15, 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