



February 05, 2024

Plaza I Inc  
7100 Northland Cir Ste 410  
Brooklyn Park MN 55428-1500

## 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:**

**706 CONWAY ST**

With the following Historic Preservation information: District: HPC: Historic  
Building Name: Frank & Hattie Davis House Inventory #: RA-SPC-2445

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

LYMAN DAYTON ADDITION LOT 20 BLK 46

**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 January 17, 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.

The following is excerpted from the January 22, 2021 expired Code Compliance Report:

### **BUILDING**

1. Weather seal basement bulkhead using approved materials.

2. Repair or replace damaged doors and frames as necessary, including storm doors.
3. Weather seal exterior doors, threshold and weather-stripping.
4. Install floor covering in bathroom and kitchen that is impervious to water.
5. Repair walls, ceiling and floors throughout, as necessary.
6. 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.
7. Air-seal and insulate attic/access door.
8. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
9. Provide major clean-up of premises.
10. Provide weather sealed, air sealed and vermin sealed exterior.
11. Provide proper drainage around house to direct water away from foundation of house.
12. Install 20-minute fire rated doors, with self-closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes).
13. Install downspouts and a complete gutter system.
14. Install rain leaders to direct drainage away from foundation.
15. Provide durable, dustless parking surface as specified in the zoning code.
16. Provide ground cover capable of controlling sediment and erosion.
17. Openings in stair risers must be less than 4 inches.
18. Properly repair stucco.
19. Repair or replace basement stairs.
20. Repair or rebuild rear exterior stairs and landing.
21. Maintain one hour fire separation between dwelling units and between units and common areas.
22. 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.
23. Strap or support top of stair stringers for structural stability.
24. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
25. Provide complete storms and screens, in good repair for all door and window openings.
26. Provide functional hardware at all doors and windows.
27. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.

28. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner.

### **ELECTRICAL**

1. 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.
2. Provide a complete circuit directory at service panel indicating location and use of all circuits.
3. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices.
4. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.
5. 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.
6. All rough ins have been completed and approved. Finals will be completed under a new permit using the 2020 NEC.
7. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

### **PLUMBING**

1. Basement -Soil and Waste Piping - Install a front sewer clean out.
2. Basement -Soil and Waste Piping - Install proper pipe supports.
3. Basement -Soil and Waste Piping - Replace all improper connections, transitions, fittings or pipe usage.
4. Basement -Soil and Waste Piping - Replace all corroded cast iron, steel waste or vent piping.
5. Basement -Soil and Waste Piping - Replace the floor drain cover or clean out plug.
6. Basement -Water Heater - Install the gas shut off and the gas piping to code.
7. Basement -Water Heater - Install the water heater gas venting to code.
8. Basement -Water Heater - Install the water piping for the water heater to code.
9. Basement -Water Heater - The water heater must be fired and in service.
10. Basement -Water Meter - Support the water meter to code.
11. Basement -Water Meter - The water meter must be installed and in service.
12. Basement -Water Meter - The service valves must be functional and installed to code.
13. Basement -Water Piping - Provide water piping to all fixtures and appliances.

14. Basement -Water Piping - Provide a one (1) inch water line to the first major take off.
15. Bathroom -Plumbing - General - Provide a water-tight joint between the fixture and the wall or floor.
16. Bathroom -Sink - Repair/replace the fixture that is missing, broken or has parts missing.
17. First Floor -Lavatory - Repair/replace the fixture that is missing, broken or has parts missing.
18. First Floor -Toilet Facilities - Repair/replace the fixture that is missing, broken or has parts missing.
19. First Floor -Tub and Shower - Repair/replace the faucet that is missing, broken or has parts missing.
20. Second Floor -Lavatory - Repair/replace the fixture that is missing, broken or has parts missing.
21. Second Floor -Plumbing - General - Obtain permits and provide tests/inspections for any plumbing performed without permits.
22. Second Floor -Sink - Repair/replace the fixture that is missing, broken or has parts missing.
23. Second Floor -Toilet Facilities - Repair/replace the fixture that is missing, broken or has parts missing.
24. Second Floor -Tub and Shower - Repair/replace the faucet that is missing, broken or has parts missing.
25. 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 building shutoff gas valve in an accessible location ahead of the first branch tee.
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. Replace furnace/boiler flue venting to code.
4. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).

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 **March 6, 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