



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220  
Saint Paul, MN 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-1919  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

361.0

September 13, 2016

05-216860

Richard and Barbara Einan  
5432 Lake Ave  
Shoreview MN 55126-1312

Homeward Residential Inc  
1525 S Beltline Road  
Coppell TX 75019

MERS  
PO Box 2026  
Flint MI 48501

Nationstar Mortgage, LLC  
8950 Cypress Waters Blvd  
Dallas TX 75063

Safeguard Properties  
7887 Safeguard Circle  
Valley View OH 44125

## Order to Abate Nuisance Building(s)

Dear Sir or Madam:

**The Vacant/Nuisance Buildings Unit, Department of the Department of Safety and Inspections, Division of Code Enforcement, hereby declares the premises located at:**

**1062 FRONT AVE**

With the following Historic Preservation information: NONE

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

Kalmans Division No 1additi Ex Alley Lot 7

**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 September 7, 2016 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 July 3, 2006 Code Compliance Report:

### **BUILDING**

1. Repair "lean-to" on garage to Code or remove (over-spanned rafters).
2. Replace basement stairs to Code.
3. Install Provide hand and guardrails on all stairways and steps as per attachment.
4. Install plinth blocks under posts in basement.
5. Tuck Point interior/exterior foundation.
6. Install floor covering in the bathroom and kitchen that is impervious to water.
7. Install twenty minute fire-rated doors, with a self-closing device, between common areas and individual units.
8. Install tempered glass in window on stair landing.
9. Install tempered glass in window over bathtub.
10. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
11. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
12. Provide storms and screens complete and in good repair for all door and window openings.
13. Repair walls and ceilings throughout, as necessary.
14. Provide hand and guardrails on all stairways and steps as per attachment.
15. Provide fire block construction as necessary.
16. Re-level structure as much as is practical.
17. Where wall and ceiling covering is removed, attic, replace doors and windows, (insulation, glass, weather stripping, etc.) shall meet new energy code standards.
18. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
19. Any framing members that do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not headered, etc.) are to be reconstructed as per code.
20. All charred members will have to be scraped or sandblasted completely clean and any water warped members replaced. All smoked or charred members are to be sealed and deodorized.
21. Provide general clean-up of premise.
22. Provide smoke detectors as per the Minnesota State Building Code.
23. Repair soffit, fascia trim, etc. as necessary.
24. Provide proper drainage around house to direct water away from foundation.
25. Install downspouts and a complete gutter system.
26. Replace house and garage roof covering and vent to Code.
27. Provide general rehabilitation of garage.

### **ELECTRICAL**

1. Fill out service panel directory completely.
2. Remove all extension cord wiring.
3. Repair broken conduit and rewire open splices in the basement to Code.
4. Install a GFI protected outlet for kitchen countertop outlets.

5. Install GFI outlets at bathroom sinks to Code.
6. Remove bathroom fixtures that contain outlets and ground vanity fixtures.
7. Certify integrity of premise wiring in all fire damaged areas.
8. Rewire feeder and garage to Code.
9. Provide listed outlet boxes for all fixtures.
10. Insure proper fuses or breakers for all conductors.
11. Repair or replace all broken, missing or loose fixtures, devices, covers and plates.
12. Check all 3-wire outlets for proper polarity and ground.
13. Throughout building, install outlets and fixtures as per Bulletin 80-1.
14. Install smoke detectors as per Bulletin 80-1 and I.R.C.
15. Electrical work requires a Permit and inspections.

### **PLUMBING**

1. All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.
2. The water heater has no gas shutoff and gas piping is incorrect.
3. The water heater was not in service at the time of the inspection.
4. The water meter has incorrect piping.
5. Provide the proper size water piping.
6. Install water valves to separate units.
7. The dryer gas shutoff, connector and piping are incorrect.
8. Test all gas piping to Code.
9. The soil and waste piping has no soil stack base cleanout.
10. Provide the proper connection and transitions for the soil and waste piping.
11. Manometer test all waste and vent above ground.
12. Correct the waste and vent and the kitchen sink.
13. Correct the waste and vent at the first floor shower and lavatory.
14. Provide a scald-guard faucet on first floor shower.
15. Correct the waste and water piping at the first floor water closet.
16. The range gas shutoff, connector and piping incorrect.
17. Correctly vent second floor bathtub and provide a scald guard faucet.
18. Repair range valve to connector at second floor kitchen.
19. Provide a backflow assembly or device for the lawn hydrant(s).

### **HEATING**

1. Replace single wall vent connector with B-class material (both units).
2. Install chimney liner.
3. Replace furnace flue venting and provide proper pitch for gas appliance venting.
4. Tie furnace and water heater venting into chimney liner.
5. Recommend adequate combustion air.
6. Provide support for gas lines to Code. Plug, cap and/or remove all disconnected gas lines.
7. Clean all supply and return ducts for warm air heating system.
8. Repair and/or replace heating registers as necessary.
9. Provide heat in every habitable room and bathrooms.
10. Repair and/or replace fin tube radiation and covers as needed.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **October 13, 2016** 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 dollar (\$5,000.00) performance bond 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.

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If you have any questions or request additional information please contact **Matt Dornfeld** between the hours of 8:00 and 9:30 a.m. at **651-266-1902**, or you may leave a voice mail message.

Sincerely,

Matt Dornfeld  
Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council

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