



CITY OF SAINT PAUL

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March 02, 2021

Ernest B Trower Jr  
2075 Scudder St  
St Paul MN 55108-1822

## 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:**

**2062 COMO AVE**

With the following Historic Preservation information: NONE

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

ST. ANTHONY PARK, MINNESOTA EX SLY 100 FT LOTS 11 AND LOT 10 BLK 26

**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 February 24, 2021 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-story, wood frame, single-family dwelling with a detached, one-stall garage.

The following is excerpted from the April 15, 2015 expired Code Compliance Report:

### **BUILDING**

1. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed.
2. Provide functional hardware at all doors and windows.

3. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
4. Repair or replace damaged doors and frames as necessary, including storm doors.
5. Weather seal exterior doors, threshold and weather-stripping.
6. Install floor covering in bathroom and kitchen that is impervious to water.
7. Repair walls, ceiling and floors throughout, as necessary.
8. 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.
9. Any framing members that required repair or 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 adequately supported, etc.) are to be reconstructed in an approved manner.
10. Where wall and ceiling covering is removed install full thickness or code-specified insulation.
11. Air-seal and insulate attic/access door.
12. Tuck Point interior/exterior of foundation as necessary.
13. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
14. Provide major clean-up of premises.
15. Repair siding, soffit, fascia, trim, etc. as necessary.
16. Provide proper drainage around house to direct water away from foundation of house.
17. Provide proper drainage around house to direct water away from foundation of garage.
18. Install rain leaders to direct drainage away from foundation.
19. Replace house and garage roof covering and vents to code.
20. Provide general rehabilitation of garage.
21. Install address numbers visible from street and on the alley side of garage.
22. Grade must drain away from foundation of dwelling. Maintain 6-inch clearance between wood and soil.
23. Dry out basement and eliminate source of moisture.
24. Replace west side deck and stairs.
25. Replace gutters and down spouts as needed.
26. Replace basement floor and insure 6-mill poly under floor before pouring, call for inspection before covering.
27. Repair ceilings, walls, and floors where roof leaking.
28. Replace overhead garage door.
29. Properly install ventilation for house roof.
30. Remove mold, mildew and moldy or water damaged materials.
31. Permanently secure top and bottom of support posts in an approved manner.
32. Remove or encapsulate asbestos in an approved manner.
33. Strap or support top of stair stringers for structural stability.
34. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
35. Provide complete storms and screens, in good repair for all door and window openings
36. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner.

## **ELECTRICAL**

1. Close openings in junction boxes with knockout seals.
2. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
3. 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.
4. 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.
5. Install a new electrical service to replace existing 120-volt 30-amp panel.
6. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
7. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
8. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

## **PLUMBING**

1. Lawn Hydrants - The lawn hydrant(s) require a backflow assembly or device.
2. Basement - Vent piping for the laundry tub and toilet located in basement, must have their tie in points removed from the waste stack and tie back into the plumbing venting system per Minnesota State Plumbing Code.
3. Basement -Gas Piping - Vent clothes dryer to code.
4. Basement -Gas Piping - Replace corroded gas piping/fittings.
5. Basement -Gas Piping - Install an approved shut off connector and gas piping for the dryer.
6. Basement -Laundry Tub - Repair/replace the fixture that is missing, broken or has parts missing.
7. Basement -Laundry Tub - Repair/replace the faucet that is missing, broken or has parts missing.
8. Basement -Laundry Tub - Provide the proper potable water protection for the faucet spout.
9. Basement -Soil and Waste Piping - Replace all corroded cast iron, steel waste or vent piping.
10. Basement -Soil and Waste Piping - Install a clean out at the base of all stacks.
11. Basement -Soil and Waste Piping - Replace all improper connections, transitions, fittings, or pipe usage.
12. Basement -Toilet Facilities - Repair/replace the fixture that is missing, broken or has parts missing.
13. Basement -Water Heater - Install the water heater gas venting to code.
14. Basement -Water Heater - The water heater venting requires a chimney liner.
15. Basement -Water Heater - The water heater must be fired and in service.
16. Basement -Water Meter - Support the water meter to code.
17. Basement -Water Piping - Repair or replace all the corroded, broken, or leaking water piping.
18. First Floor -Gas Piping - Install an approved shut off; connector and gas piping for the range.

19. Second Floor -Tub and Shower - Install an anti-scald control device, ASSE Standard 1016.
20. Second Floor -Tub and Shower - Provide a faucet with the proper air gap.
21. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

### MECHANICAL

1. Install approved level handle manual gas shutoff valve on furnace and remove unapproved valve.
2. Install approved automatic gas valve for furnace.
3. Clean and Orsat test furnace 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. Provide thirty (30) inches of clearance in front of furnace for service.
5. 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.
6. Install approved metal chimney liner.
7. Replace furnace flue venting to code.
8. Connect furnace and water heater venting into chimney liner.
9. Vent clothes dryer to code and provide approved gas piping and valve.
10. Provide adequate combustion air and support duct to code.
11. Provide support for gas lines to code.
12. Plug, cap and/or remove all disconnected gas lines.
13. Install furnace air filter access cover.
14. 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.
15. Repair and/or replace heating registers as necessary.
16. 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.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **April 1, 2021** 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 voice mail message.

Sincerely,

***Joe Yannarely***

Vacant Buildings Enforcement Inspector