



December 9, 2025

Noah Vang
1299 Arcade Street Suite 8
Saint Paul MN 55106-2080

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:

118 Manitoba Avenue

With the following Historic Preservation information: Building Name: Hiller-Hoffman House
Inventory #: RA-SPC-4381

and legally described as follows, to wit:

LEWIS' ADDITION TO, ST. PAUL LOTS 7 AND LOT 8 BLK 3

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 December 9, 2025, 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, brick, duplex with two two-stall garages.

The following is excerpted from the July 16, 2020 expired Code Compliance Report:

BUILDING:

1. Tuckpoint interior-exterior foundation as necessary.

2. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and SPLC Chapter 34 for additional information) if lead base paint is present.
3. Air seal and insulate attic access door.
4. Install smoke detectors and carbon monoxide detector 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. Repair siding, soffit, fascia, trim, etc. as necessary.
7. Provide general rehabilitation of garage.
8. Repair or replace kitchen cabinets in both units.
9. Repair front porch railings.
10. Install 20-minute fire rated doors, with self-closing device, between common areas and individual units. All penetrations required to have proper intumescent device or caulk (per current building codes).
11. Maintain one-hour fire separation between dwelling units and between units and common areas.
12. 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.
13. Repair or replace any deteriorated window sash, broken glass, sash holders, and re-putty as necessary.
14. Provide complete storms and screens for all door and window openings.
15. Provide functional hardware for all doors and windows.
16. Repair or replace damaged doors and frames as necessary including storm doors.
17. Weather seal exterior doors, threshold and weather stripping.
18. Building permits are required to correct all deficiencies. All work is to be done in a workmanship manner.

ELECTRICAL:

1. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to NEC Table from the electrical service to within five feet of the entrance point of the water service and bond around the water meter.
2. Replace electrical services and wire to current NEC.
3. Repair damaged electrical to current NEC
4. Wire both garages to current NEC standards.
5. Provide a complete circuit directory at service panel indicating location and use of all circuits.
6. Verify that fuse/circuit breaker amperage matches size in panel. Replace improperly sized overcurrent devices.
7. Close openings in service panel/junction boxes with knockout seals, breaker blanks, property cable clamps, and/or junction box covers.
8. Repair or replace all broken, painted over, corroded, missing, or loose receptacles, light fixtures, switches, covers and plates to current code.

9. Check all receptacles for proper polarity (including two-prong) and verify grounding on three-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly.
10. Install box extensions on devices mounted in wood paneling.
11. Properly support/wire exterior light fixtures at entry door.
12. Remove and/or rewire all illegal, improper, or hazardous wiring to current NEC.
13. All electrical work must be done by a licensed St Paul electrical contractor under electrical permits.

PLUMBING:

1. Basement General – Remove all unused waste, vent, water, and gas piping to the main and cap or plug to code.
2. Basement Water Heater – A pressure and temperature relief valve is required.
3. Basement Water Heater – Install the gas shut off and the gas piping to code.
4. Basement Water Heater – Install the water piping for the water heater to code.
5. Basement Water Heater – The water heater must be fired and in service.
6. Basement Water Meter – Raise the water meter to a minimum of 12 inches above the floor
7. Basement Water Meter – The service valves must be functional and installed to code.
8. Basement Water Piping – Repair or replace all corroded, broken or leaking water piping
9. Basement Water Piping – Provide water piping to all fixtures and appliances.
10. Basement Water Piping – Provide a one-inch water line to the first major take off.
11. Bathroom General – Provide a watertight joint between the fixture and the wall or floor
12. First Floor Gas Piping – Install and approved shut off connector and gas piping for the range.
13. First Floor Sink – Repair/replace the faucet that is missing, broken, or has part missing.
14. First Floor Toilet – Install a proper fixture vent to code.
15. First Floor Toilet – Install the waste piping to code.
16. First Floor Toilet – Install a proper flanged fixture connection on a firm base.
17. First Floor Tub and Shower – Install a proper fixture vent to code.
18. First Floor Tub and Shower – Install the waste piping to code.
19. First Floor Tub and Shower -Install scald and thermal shock protection.
20. First Floor Tub and Shower – Install a hot water temperature limiting device.
21. First Floor Tub and Shower – Replace the waste and overflow
22. Second Floor Gas Piping – Install an approved shut off connector and gas piping for the range.
23. Second Floor Sink – Repair/replace the faucet that is missing, broken, or has parts missing.
24. Second Floor Tub and Shower – Replace the waste and overflow.
25. All corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code and the SPRWS water code. All plumbing must be done by a plumbing contractor licensed in the State of

Minnesota and the City of St Paul. They must also possess a St Paul competency card and obtain approved plumbing permits.

MECHANICAL:

1. Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that heating unit is safe.
2. Install approved metal chimney liner.
3. Replace furnace/boiler flue venting to code.
4. Connect furnace/boiler and water heater venting into chimney liner.
5. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
6. Vent clothes dryer to code.
7. Provide adequate combustion air and support duct to code.
8. Provide support for gas lines to code.
9. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
10. 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 duct system has been cleaned.
11. Repair and/or replace heating registers as necessary.
12. Provide heat in every habitable room and bathroom.

As owner, agent, or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **January 8, 2026**, 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 James Hoffman at 651-266-1947, or you may leave a voicemail message.

Sincerely,

James Hoffman

Vacant Buildings Enforcement Inspector