



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
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361

January 26, 2012

11-290184

Anne M Haney
1512 125th Avenue NE #117
Blaine MN 55449-4749

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:

317 BAKER ST W

With the following Historic Preservation information: NONE

and legally described as follows, to wit: Dawsons Addition Lot 14 Blk 13

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 11, 2012 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.

Description of Building: two-story wood frame house and a detached wood frame shed.

The following Deficiency List is excerpted from the September 28, 2011, Notice of Condemnation letter.

LACK OF MAINTENANCE/DILAPIDATION

1. **WALLS:** The interior walls are defective. There are walls that are open to the studs. Repair all wall defects and finish in a professional manner. PERMIT REQUIRED.
2. **CEILINGS:** The interior ceilings are defective. There are ceilings that are open to the studs. Repair all ceiling defects and finish in a professional manner. PERMIT REQUIRED.
3. **ELECTRICAL WIRING:** There are improperly run electrical wires. Properly install all wiring. PERMIT REQUIRED.

FIRE HAZARD

4. **EXTENSION CORD WIRING:** There is extension cord wiring throughout the dwelling. Immediately cease use of all extension cord wiring.
5. **SMOKE DETECTORS:** Lack of properly installed and/or operable smoke detectors. Provide functioning smoke detectors.
6. **BLOCKED EXITS:** The exits and/or access to exits are blocked by storage and refuse. Provide exits for occupants and emergency personnel.

UNSANITARY CONDITION

7. **REFUSE/DEBRIS:** There is an excessive accumulation of refuse and debris throughout the dwelling. Remove refuse and debris from dwelling.

LACK OF BASIC FACILITIES

8. **FURNACE/HEAT:** The furnace has been removed. Install a furnace to ensure adequate heat. PERMIT REQUIRED.
9. **HOT WATER:** The gas to the water heater is off. The water heater is not properly vented. There is no record of a permit for the recent water heater installation. Properly install the water heater. PERMIT REQUIRED.
10. **BATH TUB/SHOWER:** There is no working bath tub or shower. Install bath tub/shower. PERMIT REQUIRED.
11. **BATHROOM SINK:** There is no bathroom sink. Install bathroom sink. PERMIT REQUIRED.
12. **CARBON MONOXIDE DETECTOR:** Missing or improperly located carbon monoxide detector. Per MN State Statute 299F.50, immediately provide and maintain an approved carbon monoxide alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturers instructions.

13. **CODE COMPLIANCE:** Due to the number of deficiencies, a Code Compliance Inspection will be required before a Placard Lift will be issued.

Other Violations: These deficiencies must be corrected in order to bring this property into compliance with the Saint Paul Legislative Code.

14. **EAVES/SOFFITS:** The eaves and soffits are in a state of disrepair or deterioration. Repair all defects, holes, breaks, loose or rotting boards, to a professional state of maintenance. Permit may be required.
15. **EXTERIOR WALLS:** The exterior walls and/or trim of the house and/or garage has defective, peeled, flaked, scaled or chalking paint or has unpainted wood surfaces. Scrape and repaint to effect a sound condition in a professional manner.
16. **WINDOWS:** The windows and/or storm windows are in a state of disrepair. Replace all missing or broken window glass. Make all necessary repairs to frames, sashes, hardware and associated trim in a professional manner. Permit may be required.
17. **SCREENS:** The window and/or door screens are missing, defective or in a state of disrepair. Provide proper window and door screens for all openable windows and doors. Screens must be tight fitting and securely fastened to the frames.
18. **DEFECTIVE STAIRS.** Stairs are broken, defective, or in disrepair. Repair in a professional manner. **SIDE STAIRS. PERMIT REQUIRED.**
19. **GUARDRAIL/HANDRAIL:** There are missing or defective guardrails. Provide all stairways, porches, decks or steps which are more than 30" high with guardrails and intermediate rails with openings in the guardrail no more than four (4) inches apart and in accordance with the State Building Code. **SIDE STAIRS.**

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by February 26, 2012 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.

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