



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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326

March 2, 2012

09-033032

Choua Cha Lee
6086 Summit Curve S
Cottage Grove MN 55016-4492

WB5 Properties LLC
410 Ware Blvd
Tampa FL 33619-4442

Kingdom First Properties LLC
809 E Bloomingdale Ave #398
Brandon FL 33511

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:

1145 EDGERTON ST

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

Beaupre Kellys Addition Subj To Alley And Esmts The S 16 Ft Of Lot 5 And N 14 Ft Of Lot 6 Blk 5

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 15, 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, single-family dwelling and its two-stall, wood frame, detached garage.

The following Deficiency List is excerpted from the August 10, 2010 Code Compliance Report.

BUILDING

- Tuck Point interior/exterior of foundation as necessary.
- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- Provide adequate access, ventilation and clearance in crawl space area.
- 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).
- Maintain one hour fire separation between dwelling units and between units and common areas.
- Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.
- Repair walls, ceiling and floors throughout, as necessary.
- 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.
- 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.
- Re-level structure as much as is practical.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Provide major clean-up of premises.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Provide major rehabilitation of garage, re-level and install new siding and trim
- Install address numbers visible from street and on the alley side of garage.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Remove trees which are against foundation of home and garage.
- Openings in stair risers must be less than 4 inches.

- Repair front entry porch at step, provide threshold for door and repair floor joist per code. Re level porch as needed.
- Install new basement stairs.
- Install tempered glass in window on front stairs to code.
- Install tempered glass in windows over bathtubs to code.
- Replace or repair all damaged cabinets and vanities.
- Re level rear stairs and stairwell walls and rebuild as needed to meet code.
- Supply crawl space access per code and vapor barrier in crawl space.
- Replace siding on house and replace trim as needed.
- Obtain appropriate permits for above-stated work.

ELECTRICAL

- Properly strap cables and conduits in back stairwell
- Provide one (1) light for each 200 square feet in unfinished basement. One light must be switched on from the top of the stairs
- Install/replace GFCI receptacle in first floor bathroom adjacent to the sink
- Ground bathroom light in first floor bathroom
- Install globe-type enclosed light fixture on all closet lights
- Remove all cord wiring
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- Replace all painted-over receptacles.
- Second floor replace pendant lights
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING

- Basement - Unit 1 - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - Unit 1 - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Unit 1 - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Unit 1 - Water Heater - not fired or in service (MPC 2180)
- Basement - Unit 2 - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - Unit 2 - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Unit 2 - Water Heater - Water piping incorrect (MPC 1730 Subp. 1) rusty
- Basement - Unit 2 - Water Heater - not fired or in service (MPC 2180)
- Basement - Laundry Tub - provide a vacuum breaker for the spout (MPC 2000 B)

- Basement - Soil and Waste Piping - no soil stack base clean out
- Basement - Soil and Waste Piping - replace corroded cast iron or steel waste piping (MPC 0200) pin holes/cracked
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)
- Basement - Water Meter - corroded piping; incorrect piping (MPC 0200 0.) steel before meter
- Basement - Water Piping - add appropriate hangers (MPC 1430 Subp. 4)
- Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)
- First Floor - Gas Piping - range gas shut off incorrect (IFGC 411 1.3.3)
- First Floor - Lavatory - fixture is missing (MPC 0200 0.)
- First Floor - Lavatory - incorrectly vented (MPC 2500)
- First Floor - Sink - waste incorrect (MPC 2300)
- First Floor - Toilet Facilities - fixture is missing (MPC 0200 0.)
- First Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5) to code
- First Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- First Floor - Tub and Shower - unvented (MPC 0200. E)
- First Floor - Tub and Shower - waste incorrect (MPC 2300)
- Second Floor - Gas Piping - range gas shut off incorrect (IFGC 411 1.3.3)
- Second Floor - Lavatory - fixture is broken or parts missing (MPC 0200 0.)
- Second Floor - Sink - fixture parts missing (MPC 0200 0.) basket strainers
- Second Floor - Toilet Facilities - fixture is broken (MPC 0200 0.)
- Second Floor - Tub and Shower - Provide access (MPC 0900)
- Second Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5) to code
- Second Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- Second Floor - Tub and Shower - waste incorrect (MPC 2300)
- Obtain appropriate permits for above-stated work.

HEATING

- Install approved lever handle manual gas shutoff valve on all gas appliances and remove unapproved valve.
- Clean and Orsat test furnace burners. Check all controls for proper operation. Check furnace heat exchangers for leaks; provide documentation from a licensed contractor that the heating units are safe.
- Verify that Provide diagram with size and length of vent connectors/chimney for venting of furnaces and water heaters.
- Reconnect and seal all branch ducts to the side of the main supply duct.
- Provide adequate combustion air and support duct to code.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines.
- Provide appropriate size operable window in bathrooms or provide bathroom exhaust system vented to outside with approved material according to code. A mechanical ventilation permit is required if an exhaust system is installed.

- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary.
- Obtain appropriate permits for above-stated work.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **April 2, 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

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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 **Dave Nelmark** between the hours of 8:00 and 9:30 a.m. at **651-266-1931**, or you may leave a voice mail message.

Sincerely,

Dave Nelmark
Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council

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