



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

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321

January 9, 2014

03-412666

Norma A Johnson
1022 Minnehaha Ave W
St Paul MN 55104-1546

Norma & Harvey Johnson
416 Labore Rd
Little Canada MN 55117

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:

1022 MINNEHAHA AVE W

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

Stipes Rearrangement Lot 4

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 August 28, 2013 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 two-stall, detached wood frame garage.

The following Deficiency List is excerpted from the June 12, 2006 Code Compliance Report:

BUILDING

1. Repair stucco or reside to Code.
2. Install a hand and guardrail on basement stairs to Code.
3. Install a vent for bathroom to Code.
4. Install returns on second floor handrail.
5. Install an egress window in second floor bedrooms.
6. Install a landing at west side, exterior entry.
7. Repair walls and insulation as needed with inspections.
8. Replace the overhead garage door.
9. Replace garage framing as needed. It looks as if the wall bows outward.
10. Remove all floor covering and replace to get rid of cat order.
11. Repair walls and ceilings throughout, as necessary.
12. Tuck point interior/exterior foundation.
13. Repair soffit, fascia trim, etc. as necessary.
14. Provide hand and guardrails on all stairways and steps as per attachment.
15. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
16. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
17. Provide storms and screens complete and in good repair for all door and window openings.
18. Where wall and ceiling covering is removed, attic, replace doors and windows, (insulation, glass, weather stripping, etc.) shall meet new energy code standards.
19. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
20. 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.
21. Habitable rooms with new usage, replaced windows shall have glass area equal to 8% of floor area, or a minimum of 8 sq. ft., one-half of which shall operate and all bedroom windows shall meet emergency egress requirements (20" wide minimum, 24" high minimum but not less than 5.7 sq. ft. overall).
22. Provide general clean-up of premise.
23. Provide smoke detectors as per the Minnesota State Building Code.
24. Provide general rehabilitation of garage.
25. Remove excess storage from house and garage.

ELECTRICAL

1. Expose remodeled areas for rough-in inspection.
2. Repair service mast.
3. Install required lighting at front service door.
4. Insure proper fuses or breakers for all conductors.
5. Repair or replace all broken, missing or loose fixtures, devices, covers and plates.

6. Check all 3-wire outlets for proper polarity and ground.
7. Throughout building, install outlets and fixtures as per Bulletin 80-1.
8. Install smoke detectors as per Bulletin 80-1 and I.R.C.
9. Electrical work requires a Permit and inspections.

PLUMBING

1. Correct the gas venting and water piping at the water heater.
2. The inspector had no access to the water heater.
3. Replace all corroded and incorrect piping at the water meter.
4. Repair or replace all corroded, broken or leaking water piping.
5. Correct the waste and vent at the laundry tub.
6. Vent the basement shower and correct the waste to Code.
7. The kitchen sink has no waste, vent or water piping to it.
8. Cap existing piping to old kitchen sink.
9. Provide anti-siphon tub filler on first floor bathtub.

HEATING

1. Install a new heating system according to Code.
2. Ventilation required for building to be installed according to Code.
3. Install approved lever handle manual gas shutoff valve on gas appliances.
4. Provide support for gas lines to Code. Plug, cap and/or remove all disconnected gas lines.
5. Appropriate Mechanical Permits are required for this work.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **February 8, 2014** 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 **Joe Yannarely** between the hours of 8:00 and 9:30 a.m. at **651-266-1920**, or you may leave a voice mail message.

Sincerely,

Joe Yannarely
Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council