



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

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352

May 01, 2012

11-243267

Abdul Matin
PO Box 907
Winsted MN 55395-0907

Mohammed Shahidullah
c/o Sam Shahidullah
607 Erie St SE
Minneapolis MN 55414

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:

1132 CENTRAL AVE W

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

F W Hoyts Rearrangement of L Lot 23 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 April 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.

This is a one and one-half story wood frame and masonry single-family dwelling with two detached utility sheds.

Interior

Water damaged ceilings and walls
Unapproved hand rails
Mold
No CO detector protection
Broken door frame
Extension cord wiring
Leaking plumbing in basement
Standing water on the basement floor
Fire damaged electrical outlet in the common bathroom
3 unapproved rental bedrooms
Open kitchen ceiling – uncovered foam insulation
Unsafe storage of chemicals in at least 1 of the rental bedrooms

Exterior

Roof damaged by tree
Chipped/peeling paint
Damaged, boarded doors and windows
Open, damaged dry vent
Missing window screens

Deficiency list from DSI CO program condemnation letter of September 22, 2011:

1. 1st Floor - Bedroom - MSFC 605.4.1, 605.4.2 - Relocatable power taps shall be of the polarized or grounded type, equipped with overcurrent protection, and shall be listed in accordance with UL 1363. Relocatable power taps shall be directly connected to a permanently installed receptacle.-All power strips must plug directly into an approved outlet throughout the building.
2. 1st Floor - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Repair or replace the damaged or deteriorated wall coverings. Patch the holes and/or cracks in the walls.
3. 2nd Floor - Southwest Bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition. -Replacement window not properly installed.-Properly install replacement window in an approved manner and obtain approval under the previous open permit for new window replacements. Obtain approval for all new windows throughout the building.
4. 2nd Floor - Southwest Bedroom - MSFC 102.1.1 - Existing building features - application. - Existing construction and design features that exceed the requirements for existing structures or facilities but are less than the requirements for new structures or facilities shall not be further diminished. Existing construction and design features that exceed the requirements for new structures or facilities are allowed to be removed. -Replace missing smoke detector that was required as part of a building permit.
5. 2nd Floor - Bathroom - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-The kitchen ceiling has water damage from the bathroom above. Repair bathroom fixtures and installations in an approved manner to prevent further leaks.
6. Basement - SPLC 34.11 (4), 34.34 (1), MPC 4515, MPC 326 - Connect or cap the sewer piping in accordance with the plumbing code. This work will require a permit. Contact DSI at 651-266-8989.

Drain for the washing machine does not meet code and was installed without permit.-Contact a licensed plumber to install drain and obtain approval under permit.

7. Basement - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition. This work will require a permit. Contact DSI at 651-266-8989. Water supply for the washing machine was not properly installed and without permit.-Contact a licensed contractor to properly install water supply for the washing machine and obtain approval under permit. Also obtain approval for any plumbing work done as required by the open Building permit.
8. Basement - SPC 4715.1430, & 1440 - Provide approved support for all plumbing piping.
9. Basement – MFGC 415 - Install proper hangers and support for the gas piping in compliance with the mechanical code.
10. Basement - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Hard wired smoke detector is improperly installed.
11. Basement - MSFC 605.1 -Provide a grounding jumper around the water meter.
12. East Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door frame.
13. East Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.
14. East Entry - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit way.-Remove 2 X4 and 2 X 6 wood pieces blocking the door.
15. Exterior - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens.- Throughout.
16. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Obtain approval under permit for all replacement windows installed.
17. Exterior - SPLC 71.01 - The address posted is not visible from street. -Provide reflective numbers or background or illuminate at night.
18. Front Entry - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.-Repair door knob to provide the door to latch properly when closed.
19. Front Porch - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.- Repair or replace the damaged or deteriorated ceiling.
20. Interior - MSFC 901.6 - Provide required annual maintenance of the provided fire extinguishers by a qualified person and tag the fire extinguishers with the date of service.
21. Interior - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work will require a permit(s). Call DSI at (651) 266-9090. Wiring improperly installed and without permit. Romex was found with a manufactured date of 6/16/10.-Contact a licensed electrician to repair and properly install all wiring in the basement and throughout the building where needed. Obtain approval under permit. Obtain approval under permit for all electrical work requiring a permit throughout the building.

22. Interior - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work will require a permit(s). Call DSI at (651) 266-9090. Electrical fixtures improperly installed and without a permit.-Contact a licensed electrician to properly install all electrical fixtures where needed throughout the building and obtain approval under permit.
23. Interior - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Throughout
24. Interior - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
25. Interior - SPLC 34.19 - Provide access to the inspector to all areas of the building.
26. Interior - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.
27. Interior - SPLC 33.05 - Uncertified portions of the building must not be occupied until inspected and approved by this office.
28. Kitchen - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Repair kitchen faucet knob.
29. Kitchen - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.- Repair or replace the damaged or deteriorated ceiling.
30. Porch - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects. The porch ceiling is wet from the roof leaking.
31. Shed - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements. -there is inadequate foundation support. -10 foot by 12 foot shed shall be constructed in a workmanship like manner.- Install a proper foundation to support the 12 foot high shed per code. Construct shed to code.
32. Throughout - SPLC 34.03 - Every portion of a structure occupied for residential purposes shall comply with sections 34.01 through 34.30. Any alterations thereof shall be done in accordance with applicable sections of the Minnesota Building Code and the St. Paul Zoning Code. This work will require a permit(s). Contact DSI at 651-266-8989. -All outstanding Code Compliance orders must be completed and approved. All open permits must be approved. Obtain approval under new permit for basement renovation work.
33. Utility Room - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit way.-The door is obstructed by improperly installed ceiling.
34. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit an approved completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
35. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
36. UMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall

be a minimum nominal size of four inches (102 mm) in diameter. This work will require a permit(s). Call DSI at (651) 266-8989.-Install vent and vent cover to code. Obtain approval under permit.

General

Illegally occupied category 2 registered vacant building
Illegally occupied condemned dwelling
No Certificate of Occupancy for a rental property

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **June 1, 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 **Dennis Senty** between the hours of 8:00 and 9:30 a.m. at **651-266-1930**, or you may leave a voice mail message.

Sincerely,

Dennis Senty
Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council

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