



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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362

October 25, 2010

07-118700

Soua Vang  
624 Fuller Ave Ste 206  
St Paul MN 55104-4865

Soua Vang  
309 – 141<sup>st</sup> Avenue  
Anoka MN 55304

## 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:**

**859 FRONT AVE**

With the following Historic Preservation information: NONE

**and legally described as follows, to wit:**

Royal Oaks W 1/2 Of Lot 1o And All Of Lot 11 Blk 17

**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 October 5, 2010, 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 wood frame commercial building, one stall wood frame garage and wood accessory shed in the rear of the property.

The following Deficiency List was prepared by a Fire Inspector and mailed to the owner as a Certificate of Occupancy Revocation letter, dated January 4, 2007. (Note: references in the original letter to 'LIEP at (651) 266-9090' have been changed to 'DSI at (651) 266-8989'.)

## **DEFICIENCY LIST**

1. BASEMENT - MSFC 605.1 -Provide a grounding jumper around the water meter.
2. BASEMENT - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-8989.-ON WALL BY FAN AND ON FAN MOTOR.
3. BASEMENT - NEC 230-2 (e) - Provide identification at the service disconnect for each electrical service.-ALSO INSTALL COVER ON SERVICE PANEL BOX.
4. ENTIRE BUILDING - SPLC 33.05 - Uncertified portions of the building must not be occupied until inspected and approved by this office.-2ND FLOOR IS NOT CERTIFIED.
5. LOWER LEVEL - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
6. LOWER LEVEL - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-IN BATHROOM.
7. LOWER LEVEL - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.-Provide minimum 2A10BC fire extinguishers spaced not more than 75 feet travel distance from any point in the building to an extinguisher. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations.
8. LOWER LEVEL - MSFC 703 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: 1 HOUR-DOOR BETWEEN OFFICE AND RESIDENTIAL.
9. LOWER LEVEL - MSFC 703 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989.-IN FURNACE ROOM, WALLS AND CEILING. ALSO REAR ROOM TO EGRESS HALLWAY FOR UPSTAIRS RESIDENT.
10. MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-FLORESCENT LIGHT ON FRONT OF BUILDING.
11. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **November 29, 2010**, 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.

December 14, 2010  
859 FRONT AVE  
page 4

If you have any questions or request additional information please contact **Mike Kalis** between the hours of 8:00 and 9:30 a.m. at **651-266-1929**, or you may leave a voice mail message.

Sincerely,

Mike Kalis  
Vacant Buildings Enforcement Inspector

cc: Mary Erickson - Council Research  
Cindy Carlson - PED Housing  
Amy Spong – Heritage Preservation

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