



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Saint Paul, MN 55101-1806

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March 06, 2017

03-264888

Vone X Moua
1874 E Shore Dr
Maplewood MN 55109-4211

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:

895 DESOTO ST

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

Edmund Rices First Addition Lot 16 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 22, 2017 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, single-family dwelling.

The following is excerpted from the May 7, 2013 Code Compliance Report:

BUILDING

- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- Provide complete storms and screens, in good repair for all door and window openings.
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- 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.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Remove all paneling from basement exterior walls.
- Replace sink base cabinet floor.
- Install safety glass in window over 2nd floor bathtub.
- A building permit is required to correct the above deficiencies.

ELECTRICAL

- Provide a complete circuit directory at service panel indicating location and use of all circuits.
- 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.
- Install hard-wired, battery backup smoke detector and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Properly wire exterior light at front door. • Replace all painted-over receptacles.
- Install box extension on devices mounted in wood paneling where required by the NEC.
- Capp old service entrance conduit next to panel.
- Bond existing copper water pipes beyond the new PEX tubing.
- Based on repair list purchase permit for 6 circuits.
- 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 current NEC.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING

- Basement - Water Heater - No gas shut off or gas piping incorrect.
- Basement - Water Heater - T and P relief discharge piping incorrect.
- Basement - Water Piping - improper piping or usage.
- Basement - Water Piping - provide water piping to all fixtures and appliances.
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping.
- Basement - Water Piping - run 1 inch water line from meter to first major take off.
- Basement - Gas Piping - replace improper piping or fittings.
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage.
- Basement - Soil and Waste Piping - improper pipe supports.
- Basement - Soil and Waste Piping - no soil stack base clean out.
- Basement - Soil and Waste Piping - replace corroded cast iron or steel waste piping.
- Basement - Laundry Tub - faucet is missing, broken or parts missing.
- Basement - Laundry Tub - waste incorrect.
- Basement - Laundry Tub - water piping incorrect.
- First Floor - Lavatory - waste incorrect.
- First Floor - Sink - waste incorrect.
- First Floor - Toilet Facilities - incorrectly vented.
- First Floor - Tub and Shower - incorrectly vented.
- First Floor - Tub and Shower - waste incorrect.
- Second Floor - Toilet Facilities - fixture is broken or parts missing.
- Second Floor - Toilet Facilities - water piping incorrect.
- Second Floor - Tub and Shower - replace waste and overflow.
- All Floors - Plumbing - General - Caulk all fixtures to code.
- Water Pipe in Basement - Plumbing - General - Plumbing was installed without permits and no inspections. Obtain proper permits and provide for proper tests and inspections.
- Exterior - Lawn Hydrants - Requires backflow assembly or device.

All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

HEATING

- Install approved level handle manual gas shutoff valves on all gas appliances and remove all unapproved valves.
- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
- Install approved metal chimney liner-unable to verify.
- Replace boiler vent connector with pipe the same size as it's draft hood, provide wye connection for water heater vent connector.
- Provide adequate clearance from flue vent pipe on boiler and water heater to combustible materials or provide approved shielding according to code.
- Vent clothes dryer to code.
- 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 heat in every habitable room and bathrooms.
- Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank.
- Support supply and return piping from heating system according to code.
- Repair or replace radiator valves as needed.
- Mechanical gas, hydronic, ventilation permits are required for the above 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 5, 2017** 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 **Tom Friel** between the hours of 8:00 and 9:30 a.m. at **651-266-1906**, or you may leave a voice mail message.

Sincerely,

Tom Friel
Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council