



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

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November 29, 2011

05-190145

Chad J Brabec  
840 Beech St. #3  
Saint Paul MN 55106

Chase Home Mortgage  
700 Kansas Lane  
Monroe LA 71203

## 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:**

**304 EARL ST**

With the following Historic Preservation information: NONE

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

Drakes Re Of B28 1011 11b11 S 1/2 Of Lot 16 Blk 8

**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 November 16, 2011, 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 and its attached, single stall garage.

The following Deficiency List is excerpted from the July 18, 2006 Code Compliance Report.

### **BUILDING**

1. Install cricket at garage roof attached to house.
2. Repair, replace or remove north side entry foundation floor and walls.
3. Install Provide hand and guardrails on all stairways and steps as per attachment.
4. Anchor posts in basement.
5. Tuck Point interior/exterior foundation.
6. Install tempered glass in window over bathtub.
7. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
8. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
9. Provide storms and screens complete and in good repair for all door and window openings.
10. Repair walls and ceilings throughout, as necessary.
11. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
12. Provide smoke detectors as per the Minnesota State Building Code.
13. Provide proper drainage around house to direct water away from foundation.
14. Install downspouts and a complete gutter system.
15. Provide general rehabilitation of garage and provide a fire wall between house and garage.

### **ELECTRICAL**

1. Remove all cord wired lights.
2. Install a 15 amp breaker on #14 wire.
3. Reinstall missing knock out seals in service panel.
4. Refasten service raceway outside house.
5. Insure proper fuses or breakers for all conductors.
6. Repair or replace all broken, missing or loose fixtures, devices, covers and plates.
7. Check all 3-wire outlets for proper polarity and ground.
8. Throughout building, install outlets and fixtures as per Bulletin 80-1.
9. Install smoke detectors as per Bulletin 80-1 and I.R.C.
10. Electrical work requires a Permit and inspections.

### **PLUMBING**

1. All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.
2. Provide the proper connections, transitions, fitting or pipe usage for the soil and waste piping.
3. Re-pipe the basement bathtub to Code.

4. Provide a backflow assembly or device for the lawn hydrant(s).

### **HEATING**

1. Venting of furnace to be class "B" venting from outlet of furnace to chimney with Class "B" wire for connection of water heater venting.
2. Install dryer venting to Code.  
Cover opening in duct work above laundry tub 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. Clean all supply and return ducts for warm air heating system.
6. Repair and/or replace heating registers as necessary.
7. Appropriate Mechanical, Warm Air and Ventilation 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 **December 29, 2011**, 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.

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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 **Rich Singerhouse** between the hours of 8:00 and 9:30 a.m. at **651-266-1945**, or you may leave a voice mail message.

Sincerely,

Rich Singerhouse  
Vacant Buildings Enforcement Supervisor

cc: Legistar Approval list and City Council

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