



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

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355.0

May 15, 2017

14-293324

Ocwen Loan Servicing LLC  
3451 Hammond Ave  
Waterloo IA 50702-5345

Ocwen Financial Services  
1661 Worthington Road Ste 100  
West Palm Beach FL 33409

Safeguard Properties  
7887 Safeguard Circle  
Valley View OH 44125

## 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:**

**1426 DESOTO ST**

With the following Historic Preservation information: NONE

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

M M Gassers Addition Ex S 28.25 Ft; Lot 16 & All Of Lot 17 Blk 1

**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 May 2, 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-story, wood frame, single-family dwelling with a detached, two-stall garage.

The following is excerpted from the January 3, 2017 Code Compliance Report:

### **BUILDING**

1. Dry out basement and eliminate source of moisture.
2. Install floor covering in bathroom and kitchen that is impervious to water.
3. Repair walls, ceiling and floors throughout, as necessary.

4. 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.
5. Any framing members that required repair or 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 adequately supported, etc.) are to be reconstructed in an approved manner. SPLC 34.34 (1)
6. Charred building components shall be scraped or sandblasted completely clean and water-damaged components replaced. A determination of necessary fire damage corrective measures shall be made by this department or by a registered structural engineer as to replacement, repairs, etc. All smoke damaged and charred members shall be cleaned, sealed and deodorized.
7. Where wall and ceiling covering is removed install full thickness or code-specified insulation.
8. Air-seal and insulate attic/access door.
9. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
10. Provide major clean-up of premises.
11. Repair siding, soffit, fascia, trim, etc. as necessary.
12. Remove mold, mildew and moldy or water damaged materials.
13. Provide proper drainage around house to direct water away from foundation of house.
14. Install rain leaders to direct drainage away from foundation.
15. Provide general rehabilitation of garage.
16. Install address numbers visible from street and on the alley side of garage.
17. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
18. Remove all of lower level drywall and charred wood from house.
19. Mud jack south-west corner of garage slab and repair siding.
20. Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment.
21. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
22. Provide complete storms and screens, in good repair for all door and window openings.
23. Provide functional hardware at all doors and windows.
24. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
25. Repair or replace damaged doors and frames as necessary, including storm doors.
26. Weather seal exterior doors, threshold and weather-stripping.
27. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner.

### **ELECTRICAL**

1. Properly wire microwave/hood fan above range to current NEC.
2. Install box extensions on devices mounted in wood paneling. NEC
3. Install hard-wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code.

4. Properly support/wire exterior luminaire (light fixture) at entry door. NEC
5. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
6. Repair damaged electrical due to fire and vandalism to current NEC.
7. Install globe type fixtures on all closet lights.
8. Properly wire dishwasher/disposal to current NEC.
9. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
10. Provide a complete circuit directory at service panel indicating location and use of all circuits. NEC
11. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. NEC
12. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. NEC
13. Properly strap and support cables and/or conduits. NEC
14. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. NEC
15. Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. NEC
16. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

### **PLUMBING**

1. Basement -Gas Piping -Install an approved shut off; connector and gas piping for the dryer.
2. Basement -Gas Piping - Add the appropriate metal hangers.
3. Basement -Gas Piping - Vent clothes dryer to code.
4. Basement -Laundry Tub - Install a proper fixture vent to code.
5. Basement -Laundry Tub - Install the waste piping to code.
6. Basement -Laundry Tub - Install the water piping to code.
7. Basement -Lavatory - Install a proper fixture vent to code.
8. Basement -Lavatory - Install the waste piping to code.
9. Basement -Lavatory - Install the water piping to code.
10. Basement -Sink - Install a proper fixture vent to code.
11. Basement -Sink - Install the waste piping to code.
12. Basement -Sink - Install the water piping to code.
13. Basement -Soil and Waste Piping - Replace all improper connections, transitions, fittings or pipe usage.
14. Basement -Tub and Shower - Install a proper fixture vent to code.
15. Basement -Tub and Shower - Install the waste piping to code.
16. Basement -Tub and Shower - Install the water piping to code.
17. Basement -Tub and Shower - Replace the waste and overflow.
18. Basement -Water Heater - Install the gas shut off and the gas piping to code.
19. Basement -Water Heater - Install the water heater gas venting to code.
20. Basement -Water Heater - Install the water piping for the water heater to code.
21. Basement -Water Heater - The water heater must be fired and in service.
22. Basement -Water Meter - Repair the water meter.
23. Basement -Water Meter - The service valves must be functional and installed to code.

24. Basement -Water Piping - Repair or replace all the corroded, broken, or leaking water piping.
25. Basement -Water Piping - Replace all the improperly sized water piping.
26. Basement -Water Piping - Provide water piping to all fixtures and appliances.
27. Bathroom -Plumbing - General - Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
28. Exterior -Lawn Hydrants - The lawn hydrant(s) require a backflow preventer.
29. Exterior -Piping Vents - Install the correct size piping vents.
30. Exterior -Piping Vents - Repair or replace the broken piping, improper or no flashing.
31. First Floor -Lavatory - Install a proper fixture vent to code.
32. First Floor -Lavatory - Install the waste piping to code.
33. First Floor -Lavatory - Install the water piping to code.
34. First Floor -Lavatory - Repair/replace the fixture that is missing, broken or has parts missing.
35. First Floor -Plumbing - General - Provide a water tight joint between the fixture and the wall or floor.
36. First Floor -Plumbing - General – Obtain permits and provide tests/inspections for any plumbing performed without permits.
37. First Floor -Tub and Shower - Install a proper fixture vent to code.
38. First Floor -Tub and Shower - Install the waste piping to code.
39. First Floor -Tub and Shower - Install the water piping to code.
40. First Floor -Tub and Shower - Repair/replace the fixture that is missing, broken or has parts missing.
41. First Floor -Tub and Shower - Replace the waste and overflow.
42. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716,1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possesses a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

### **HEATING**

1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
2. Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
3. Replace furnace flue venting to code.
4. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
5. Provide support for gas lines to code.
6. Plug, cap and/or remove all disconnected gas lines.
7. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.

8. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed January 03, 2017 duct-cleaning contractor that the duct system has been cleaned.
9. Repair and/or replace heating registers as necessary.
10. Provide heat in every habitable room and bathrooms.
11. Conduct witnessed pressure test on gas piping system and check for leaks
12. Remove remaining condensing unit and/or AC coil in plenum, drain line and seal all openings (refrigeration permit is required if a new system is to be installed).
13. Mechanical Gas 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 **June 14, 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