



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220  
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361

September 26, 2011

08-057074

Tyler N Nelson  
1636 Mackubin St  
St Paul MN 55117-3566

Premiere Asset Services  
c/o Angela Larson  
3585 Lexington Avenue N  
Arden Hills MN 55117

## 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:**

**1028 LOEB ST**

With the following Historic Preservation information: NONE

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

Como Prospect Addition Lots 12 And Lot 13 Blk 11

**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 September 21, 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 two story wood frame house and its two stall detached wood frame garage  
The following list is excerpted from the January 13, 2011, Code Compliance Report.

**BUILDING**

1. Insure basement cellar floor is even, is cleanable, and all holes are filled.
2. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed.
3. Tuck Point interior/exterior of foundation as necessary.
4. Permanently secure top and bottom of support posts in an approved manner.
5. 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.
6. Strap or support top of stair stringers for structural stability.
7. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
8. Provide complete storms and screens, in good repair for all door and window openings.
9. Provide functional hardware at all doors and windows
10. Repair or replace damaged doors and frames as necessary, including storm doors.
11. Weather seal exterior doors, threshold and weather-stripping.
12. Install floor covering in bathroom and kitchen that is impervious to water.
13. Repair walls, ceiling and floors throughout, as necessary.
14. 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.
15. 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.
16. Re-level structure as much as is practical.
17. Provide fire block construction as necessary and seal chases in basement ceiling.
18. Air-seal and insulate attic/access door.
19. Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
20. Provide major clean-up of premises.
21. Repair siding, soffit, fascia, trim, etc. as necessary.
22. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
23. Provide general rehabilitation of garage.
24. Install address numbers visible from street and on the alley side of garage.
25. Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.

26. Openings in stair risers must be less than 4 inches.
27. Front porch ceiling not framed diagonally to support load imposed and foundation has sagged in center, correct framing and foundation to meet code.
28. Properly support all loads imposed in basement and install floor joist where cut off or missing. Also install post and beams where needed to meet code.
29. Repair all foundation walls and repair basement wall covering.
30. Install proper joist hanger nails in joist hanger.
31. Insulate vent second floor ceiling to meet code. All framing and insulation to be inspected before covering.
32. Install tempered glass in window in south stair wall.
33. Install framing for ceiling on second floor sized to meet code.
34. Install new ledger board to carry floor joist at center wall on first floor to carry floor joist by chimney.
35. Rebuild rear deck to meet code and install joist hanger nails as needed.
36. Bolt deck ledger board to house.
37. Rebuild chimney to meet code or remove.
38. Remove lean to from west side of garage or insure lean to be built to code and has clearance from tree.
39. A building permit is required to correct the above deficiencies.

### **ELECTRICAL**

40. Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
41. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
42. Provide a complete circuit directory at service panel indicating location and use of all circuits no panel cover
43. Verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
44. Verify that fuse/circuit breaker amperage matches wire size
45. Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
46. Properly strap cables and conduits in basement
47. Provide one (1) light for each 200 square feet in unfinished basement. One light must be switched on from the top of the stairs
48. Remove all cord wiring
49. Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
50. Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
51. Install exterior lights at front entry doors

52. Remove and or/ re-wire all illegal, improper or hazardous wiring in basement/garage no access.
53. All walls on first and second floor are open except exterior walls in kitchen behind cabinets, and front second floor wall.
54. Raise service mast so service conductors are at least 10 feet above deck.
55. Purchase permit for service and all circuits in panel.
56. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
57. Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.
58. All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
59. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

### **PLUMBING**

60. Basement - Water Heater and Water Meter are missing
61. Basement - Water Heater - T and P relief discharge piping incorrect (MPC 2210 Subp. 4)
62. Basement - Water Heater - T and P valve Required (MPC 2210 Subp. 2)
63. Basement - Water Heater - Vent must be in chimney liner (IFGC 501.12)
64. Basement - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
65. Basement - Water Heater - not fired or in service (MPC 2180)
66. Basement - Water Meter - meter is removed or not in service (MPC 4715.1700)
67. Basement - Water Meter - service valves not functional or correct (MPC 1800 Subp 3,4)
68. Basement - Water Meter - support meter properly (MPC 2280)
69. Basement - Water Piping - add appropriate hangers (MPC 1430 Subp. 4)
70. Basement - Water Piping - pipe sizing incorrect (MPC 4715.1730)
71. Basement - Water Piping - provide water piping to all fixtures and appliances (MPC 1700)
72. Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
73. Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)
74. Basement - Gas Piping - add appropriate metal hangers (IFGC 407.2)
75. Basement - Gas Piping - bond the CSST to code (IFGC 310.1)
76. Basement - Soil and Waste Piping - add appropriate hangers (MPC 1430 Subp. 4)
77. Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
78. Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
79. Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)

80. First Floor - Lavatory - faucet is missing (MPC 0200.P.)
81. First Floor - Lavatory - fixture is missing (MPC 0200 0.)
82. First Floor - Lavatory - unvented (MPC 0200. E)
83. First Floor - Lavatory - waste incorrect (MPC 2300)
84. First Floor - Sink - unvented (MPC 0200. E)
85. First Floor - Sink - waste incorrect (MPC 2300)
86. First Floor - Toilet Facilities - unvented (MPC 0200. E)
87. First Floor - Toilet Facilities - waste incorrect (MPC 2300)
88. First Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
89. First Floor - Tub and Shower - replace waste and overflow (MPC 1240)
90. First Floor - Tub and Shower - unvented (MPC 0200. E)
91. First Floor - Tub and Shower - waste incorrect (MPC 2300)
92. Second Floor - Lavatory - faucet is missing (MPC 0200.P.)
93. Second Floor - Lavatory - fixture is missing (MPC 0200 0.)
94. Second Floor - Toilet Facilities - fixture is missing (MPC 0200 0.)
95. Second Floor - Toilet Facilities - incorrectly vented (MPC 2500)
96. Second Floor - Toilet Facilities - waste incorrect (MPC 2300)
97. Second Floor - Toilet Facilities - water piping incorrect (MPC 0200 P.)
98. Second Floor - Tub and Shower - faucet is missing (MPC 0200. P.)
99. Second Floor - Tub and Shower - fixture is missing (MPC 0200 0.)
100. Second Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
101. Second Floor - Tub and Shower - unvented (MPC 0200. E)
102. Second Floor - Tub and Shower - waste incorrect (MPC 2300)
103. Second Floor - Tub and Shower - water piping incorrect (MPC 0200 P.)
104. Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
105. Obtain plumbing permits prior to commencement of work.

### **HEATING**

106. Install heating and all mechanical systems to code.
107. Appropriate mechanical 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 **October 26, 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.

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 **Matt Dornfeld** between the hours of 8:00 and 9:30 a.m. at **651-266-1902**, or you may leave a voice mail message.

Sincerely,

Matt Dornfeld  
Vacant Buildings Enforcement Inspector

cc: Registrar Approval list and City Council