



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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Saint Paul, MN 55101-1806

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361

June 29, 2011

07-129143

Hans Peter Fuchs  
12864 Nicollet Ave S Ste 301  
Burnsville MN 55337-2841

KleinBank  
1550 Audubon Road  
Chaska MN 55318

## 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:**

**937 IGLEHART AVE**

With the following Historic Preservation information: NONE

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

L K Stones Addition Lot 26

**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 June 20, 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 duplex

The following list of deficiencies is excerpted from the September 19, 2008 Code Compliance Report.

## **BUILDING**

1. Insure all common walls are one hour fire rated and all walls and ceilings between units and common areas are one hour fire rated.
2. Insure front porch framing is to code and all railings and roofing meet code.
3. Insure basement cellar floor is even, is cleanable, and all holes are filled.
4. Install provide hand and guardrails on all stairways and steps as per attachment.
5. Strap or support top of stair stringers.
6. Tuck Point interior/exterior foundation as needed.
7. Install floor covering in the bathroom and kitchen that is impervious to water.
8. Install twenty minute fire-rated doors, with a self-closing device, between common areas and individual units.
9. Install tempered glass in window on stair landings to Code.
10. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
11. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
12. Provide storms and screens complete and in good repair for all door and window openings.
13. Repair walls and ceilings throughout, as necessary.
14. Provide fire block construction as necessary.
15. Where wall and ceiling covering is removed, attic, replace doors and windows, (insulation, glass, weather stripping, etc.) shall meet new energy code standards.
16. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
17. Any framing members that 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 headered, etc.) are to be reconstructed as per code.
18. Provide general clean-up of premise.
19. Provide smoke and carbon monoxide detectors as per the Minnesota State Building Code.
20. Repair soffit, fascia trim, etc. as necessary.
21. Provide proper drainage around house to direct water away from foundation.
22. Install downspouts and a complete gutter system where needed.

## **ELECTRICAL**

1. Verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit.
2. Verify that fuse amperage matches wire size.
3. Repair or replace all broken, missing or loose light fixtures, switches and outlets, covers and plates.
4. Check all 3-wire outlets for proper polarity and verify ground.

5. Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code.
6. Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
7. Properly wire exterior lights at front/side/back door.
8. Install exterior lights at front/side/back entry doors.
9. Remove and/or rewire all illegal improper or hazardous wiring throughout.
10. All electrical work must be done by a licensed electrical contractor under an electrical permit. Any open walls or walls that are open as part of this project must be wired to the standards of the 2005 NEC.

## **PLUMBING**

1. No water heater. Install new water heater per plumbing code.
2. Remove water meter from pit.
3. Run 1" water to first major take off, bathroom or water heater.
4. Repair or replace all corroded, broken or leaking piping.
5. The water piping has improper fittings or usage.
6. Provide water piping to all fixtures and appliances.
7. Properly cap all lines not being used.
8. The gas piping sizing is incorrect.
9. The range gas shutoff, connector or gas piping is incorrect.
10. The dryer gas shutoff, connector or gas piping is incorrect.
11. Provide anti-tip device to range.
12. Remove or properly cap all unused gas pipe.
13. The soil and waste piping has improper connections, transitions, fitting or pipe usage.
14. Use code compliant approved caps to cap any unused waste no dead-ends.
15. The laundry tub waste is incorrect and un-vented.
16. Support pipes to laundry tub.
17. The first floor kitchen sink is incorrectly vented. Verify proper vent.
18. The first floor water closet is un-vented.
19. The water closet needs proper floor support also, is loose (reset).
20. The first floor water closet need individual vent if stack receives waste from upstairs fixtures.
21. The tub and shower waste is incorrect and un-vented.
22. Provide anti-siphon/anti-scald valve.
23. Provide new waste and overflow.
24. The range gas shutoff, connector or gas piping is incorrect.
25. The dryer gas shutoff, connector or gas piping is incorrect.
26. The lavatory waste is incorrect and un-vented.
27. The second floor lavatory waste is incorrect. Verify vent.
28. The second floor lavatory faucet is missing, broken or parts missing.

29. The second floor water closet support floor under water closet.
30. Reset water closet/loose.
31. The second floor shower waste is incorrect and un-vented.
32. The second floor shower fixture is broke or parts missing.
33. The shower faucet is missing, broken or parts missing.
34. Provide anti-siphon/anti-scald valve on shower.
35. Remove drum trap.
36. The second floor kitchen sink waste is incorrect and the faucet is missing, broken or parts missing. Verify vent.
37. The exterior lawn hydrant(s) requires backflow assembly or device.
38. The exterior rain leader(s) are not properly plugged or capped off.
39. The exterior plumbing vents have broken piping and no flashing.

### **HEATING**

1. Install a heating system in each dwelling unit to code.
2. Appropriate gas and warm air mechanical permits are required for this work.
3. Install approved lever handle manual gas shutoff valve on furnace.
4. Vent clothes dryer to code (Ventilation permit and inspection is required).
5. Provide support for gas lines to code. Plug, cap and/or remove all disconnected gas lines.
6. Provide heat in every habitable room and bathrooms.

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

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: Legistar Approval list and City Council