



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
Facsimile: 651-266-1919
Web: www.stpaul.gov/dsi

331

November 22, 2011

06-226381

Jon N Larsen
2706 Evergreen Cir
White Bear Lake MN 55110-5768

HomEq Servicing
4837 Watt Avenue
North Highlands CA 95660-5108

Wells Fargo NA
701 Corporate Center Drive
Raleigh NC 27607

Shapiro Nordmeyer & Zielke
12550 W Frontage Road #200
Burnsville MN 55337

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:

1333 MARGARET ST

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

Knauf's Addition S 1/2 Of Vac Alley Adj And Lot 21 Blk 2

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 15, 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 and one-half story, wood frame, single family dwelling with an oversized, two stall, wood frame detached garage.

The following Deficiency List is excerpted from the February 14, 2008, Code Compliance Report.

BUILDING

1. Install landing at front entry door to code.
2. Replace or remove front storm door.
3. Replace steel post and basement.
4. Replace crumbling foundation well.
5. Install handrail to code on basement stairs.
6. Install handrail to code on second floor stairs.
7. Install tempered glass in basement stairway window.
8. Replace all rotted rafters, roof boards, fascia, soffit and siding on garage and house.
9. Insure basement cellar floor is even, is cleanable, and all holes are filled.
10. Install provide hand and guardrails on all stairways and steps as per attachment.
11. Install plinth blocks under post in basement.
12. Tuck Point interior/exterior foundation as needed.
13. Install floor covering in the bathroom and kitchen that is impervious to water.
14. Install tempered glass in window over bathtub to Code.
15. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
16. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
17. Provide storms and screens complete and in good repair for all door and window openings.
18. Repair walls and ceilings throughout, as necessary.
19. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
20. 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.
21. Provide general clean-up of premise.
22. Provide smoke detectors as per the Minnesota State Building Code.
23. Repair soffit, fascia trim, etc. as necessary.
24. Provide proper drainage around house to direct water away from foundation.
25. Replace house and garage roof covering and vent to Code.
26. Provide general rehabilitation of garage.

ELECTRICAL

1. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC.
2. Provide a complete circuit directory at service panel.
3. Install "S" type fuse adapters and proper size "S" fuses and listed circuit breakers in house and garage.
4. Verify that fuse and circuit breaker amperage matches wire size in house and garage.
5. Close open knockouts in service panel/junction boxes with knockouts seals.
6. Properly strap cables and conduits in basement , garage and service conduit on the exterior of the house.
7. Install/replace GFCI receptacle in second floor bathroom adjacent to the sink.
8. Ground bathroom light in second floor bathroom and replace non GFCI with GFCI receptacle.
9. Install globe-type enclosed light fixture on all closet lights.
10. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
11. Check all 3-wire outlets for proper polarity and verify ground.
12. Remove any 3-wire ungrounded outlets, and replace with 2-wire, or ground 3-wire to code.
13. Throughout building, install outlets and light fixtures, as specified in Bulletin 80-1.
14. Install hard-wired, battery backup smoke detector, as specified in Bulletin 80-1, and other smoke detectors as required by the IRC.
15. Wire basement furnace to code.

PLUMBING

All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.

1. The water meter is removed and not in service.
2. The water pipe sizing is incorrect and has improper fitting or usage.
3. Provide water piping to all fixtures.
4. The dryer gas piping is incorrect.
5. The soil and waste piping has no front sewer cleanout and no soil stack base cleanout.
6. The basement laundry tub water piping is incorrect.
7. The first floor kitchen sink waste is incorrect and the faucet is broken.
8. Reset second floor water closet to code.
9. The second floor bathtub is incorrectly vented.
10. Provide anti-siphon/anti-scald valve on bathtub.
11. The exterior lawn hydrants requires back flow assembly or device.

HEATING

1. Reconnect duct work in basement and support as needed.
2. Install approved lever handle manual gas shutoff valve on furnace.
3. Clean and Orsat furnace/wall burner. Check all controls for proper operation. Check furnace heat exchanger for leaks and provide documentation from a licensed contractor that the heating unit is safe.
4. Vent clothes dryer to code.
5. Provide adequate combustion air and support to code.
6. Provide support for gas lines to Code. Plug, cap and/or remove all disconnected gas lines.
7. Repair and/or replace heating registers as necessary.
8. 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 **December 22, 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 **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 Inspector

cc: Legistar Approval list and City Council