



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

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362

November 1, 2011

09-097689

Khaihong Lim/Shu Teoh  
1748 Mcmenemy St  
Maplewood MN 55117-4558

US Bank NA  
10790 Rancho Bernardo Road  
San Diego CA 92127-4681

## Order to Abate Nuisance Building(s)

Dear: Sir or Madam0

**The Vacant/Nuisance Buildings Unit, Department of the Department of Safety and Inspections, Division of Code Enforcement, hereby declares the premises located at:**

**111 HOYT AVE W**

With the following Historic Preservation information: NONE

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

Merrills Division Of Ricestre S 1/2 Of Vac Alley Adj And Fol Ex W 6 Ft Of N 91 5/10 Ft And Ex W 8 Ft Of N 6 5/10 Ft Lot Lot 24 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 October 26, 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 house and its one stall detached wood frame garage.

The following Deficiency List is excerpted from the August 9, 2009 Code Compliance Report.

**BUILDING**

- Remove mold, mildew and moldy or water damaged materials
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary
- Provide complete storms and screens, in good repair for all door and window openings
- Provide operable hardware at all doors and windows
- Install tempered or safety glass at windows within 2 feet of doorway
- Repair or replace damaged doors and frames as necessary, including storm doors
- Repair walls, ceiling and floors throughout, as necessary
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St Paul Legislative Code, Chap. 34 for additional information).
- Install attic insulation according to applicable code
- Air-seal and insulate attic access door in an approved manner
- Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, or a minimum of 8 sq. ft, one-half of which shall operate; and all bedroom windows shall meet emergency escape requirements (20 inch minimum opening width, 24 inch minimum opening height, and minimum net glazed area of 5.7 sq. ft.)
- Provide general clean-up of premise
- Verify proper venting of bath exhaust fan to exterior
- Provide weather sealed, air sealed and vermin sealed exterior
- Repair siding, soffit, fascia, trim, etc. as necessary
- Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation of dwelling.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around garage to direct water away from foundation of garage.
- Provide general rehabilitation of garage.
- Provide ground cover capable of controlling sediment and erosion.
- A building permit is required to correct the above deficiencies
- Repair or remove fence.
- Fill in hole in northwest corner of yard and breakup bottom of concrete tub first.
- Remove garage or re-support concrete block walls per structural engineers report.
- Remove dead trees.
- Install guardrail to code on garage roof.

## **ELECTRICAL**

- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Install S type fuse adapters and proper size S fuses listed circuit breakers
- Verify that fuse/circuit breaker amperage matches wire size
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
- Ground bathroom light in basement/first bathroom/second bathroom and disconnect receptacle on fixture
- Remove all cord wiring
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Properly wire exterior lights at front door
- Remove and or/ re-wire all illegal, improper or hazardous wiring in garage
- Remove or re-wire dryer receptacle.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).

## **PLUMBING**

- First Floor - Water Heater - T and P relief discharge piping incorrect
- First Floor - Water Heater - Water piping incorrect
- First Floor - Water Heater - gas venting incorrect
- First Floor - Water Heater - not fired or in service
- First Floor - Water Piping - boiler fill water line requires backflow assembly or device
- First Floor - Water Piping - pipe sizing incorrect
- First Floor - Water Piping - repair or replace all corroded, broken or leaking piping
- First Floor - Gas Piping - dryer gas shutoff; connector or piping incorrect. Dryer vent is incorrect.
- First Floor - Kitchen - Sink - faucet is missing, broken or parts missing
- First Floor - Kitchen - Sink - waste incorrect
- First Floor - Kitchen - Sink - water piping incorrect

- First Floor - Toilet - fix floor and reset to code on firm surface impervious to water.
- First Floor - Tub and Shower - fix walls and caulk properly.
- First Floor - Laundry Tub - provide a vacuum breaker for the spout
- First Floor - Lavatory - waste and water piping incorrect and corroded.
- First Floor - Tub and Shower - Provide a vacuum breaker for the handheld shower
- First Floor - Tub and Shower - Provide access
- First Floor - Tub and Shower - provide anti-scald valve
- First Floor - Tub and Shower - replace waste and overflow
- First Floor - Tub and Shower - water piping incorrect
- Exterior - Lawn Hydrants - none found.
- Comments - Building appears to be slab on grade with no basement - omit lead water supply and run all water supply overhead to code, on outlet side of the meter.

### HEATING

- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
- Install water and boiler flue venting to code.
- Provide appropriate size operable window in bathrooms or provide exhaust fan vented to outside. A ventilation permit is required if a fan is installed.
- Provide heat in every habitable room and bathrooms.
- Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
- Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
- Repair or replace fin tube radiation and covers as needed.
- Gas and hydronic 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 **December 1, 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 Supervisor

cc: Legistar Approval list and City Council