



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Saint Paul, MN 55101-1806

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352

October 19, 2012

11-237536

Federal National Mortgage Assn
14221 Dallas Pkwy International Plaza II #100
Dallas TX 75254-2946

Peterson Fram & Bergman
55 E 5th Street #800
St Paul MN 55101

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:

677 BLAIR AVE

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

Dale Street Addition Lot 16

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 16, 2012 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, masonry and wood frame, duplex.

The following list of deficiencies is excerpted from the March 15, 2012 Code Compliance report:

BUILDING

- Tuck Point interior/exterior of foundation as necessary.
- Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes).
- Maintain one hour fire separation between dwelling units and between units and common areas.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- 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 procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Air-seal and insulate attic/access door.
- Provide major clean-up of premises.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Provide weather sealed, air sealed and vermin sealed exterior.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide durable, dustless parking surface as specified in the zoning code.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Repair front overhang and install new flashing.
- Install flashing at siding and foundation connection on west side.
- Remove tree at northwest corner of building.
- Clean out crawl space in basement and install 6 mill vapor barrier.
- Install hardwired smoke detectors in second floor bedrooms.
- A building permit is required to correct the above deficiencies.

ELECTRICAL

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Verify that circuit breaker amperage matches wire size
- Close openings in service panel/junction boxes with knockout seals and/or junction box covers

- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Replace GFCI receptacle in second floor bathroom adjacent to the sink
- Install globe-type enclosed light fixture on all closet lights
- 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
- 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
- Install exterior lights at both front entry doors
- Wire basement dryer receptacle with 30 amp wiring and 30 amp 2 pole breaker.
- Replace meter due to rust.
- Based on repair list purchase permit for 15 circuits.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.

ELECTRICAL

- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING

- Basement - Water Heaters - Vent must be in chimney liner (IFGC 501.12)
- Basement - Water Heaters - gas venting incorrect (IFGC 503)
- Basement - Water Meter - raise meter to a minimum 12 inches above floor (MPC 2280)
- Basement - Water Meter - remove meter from pit (MPC 88.08)
- Basement - Water Meter - service valves not functional or correct (MPC 1800 Subp 3,4)
- Basement - Water Meter - support meter properly (MPC 2280)
- Basement - Water Piping - improper fittings or usage (MPC 0420)
- Basement - Water Piping - improper piping or usage (MPC 0520)
- Basement - Water Piping - pipe sizing incorrect (MPC 4715.1730)
- Basement - Water Piping - provide water piping to all fixtures and appliances (MPC 1700)
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Basement - Gas Piping - remove all unused gas piping to the main and cap or plug to code.
- Basement - Gas Piping - pipe sizing incorrect (IFGC 402.1)
- Basement - Gas Piping - replace improper piping or fittings (IFGC 406.1.2)
- Basement - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Basement - Soil and Waste Piping - add appropriate hangers (MPC 1430 Subp. 4)
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)

- Basement - Soil and Waste Piping - improper pipe supports (MPC 1430 Subp. 4)
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - replace corroded cast iron or steel waste piping (MPC 0200)
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)
- Basement - Laundry Tub - incorrectly vented (MPC 2500)
- Basement - Laundry Tub - provide a vacuum breaker for the spout (MPC 2000 B)
- Basement - Laundry Tub - waste incorrect (MPC 2300)
- First Floor - Front Unit - Lavatory - incorrectly vented (MPC 2500)
- First Floor - Front Unit - Lavatory - waste incorrect (MPC 2300)
- First Floor - Front Unit - Sink - faucet is missing, broken or parts missing (MPC 0200.P.)
- First Floor - Front Unit - Sink - fixture is broken or parts missing (MPC 0200 0.)
- First Floor - Front Unit - Sink - waste incorrect (MPC 2300)
- First Floor - Front Unit - Sink - water piping incorrect (MPC 0200 P.)
- First Floor - Front Unit - Toilet Facilities - unvented (MPC 0200. E)

PLUMBING

- First Floor - Front Unit - Toilet Facilities - waste incorrect (MPC 2300) also reset the toilet to floor properly to code.
- First Floor - Front Unit - Shower - faucet is missing, broken or parts missing (MPC 0200. P.)
- First Floor - Front Unit - Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- First Floor - Front Unit - Shower - unvented (MPC 0200. E)
- First Floor - Rear Unit - Sink - faucet is missing, broken or parts missing (MPC 0200.P.)
- First Floor - Rear Unit - Sink - waste incorrect (MPC 2300)
- First Floor - Rear Unit - Sink - water piping incorrect (MPC 0200 P.)
- First Floor - Rear Unit - Tub and Shower - Provide access (MPC 0900)
- First Floor - Rear Unit - Tub and Shower - fixture is broken or parts missing (MPC 0200 0.)
- First Floor - Rear Unit - Tub and Shower - replace waste and overflow (MPC 1240)
- Second Floor - Lavatory - waste incorrect (MPC 2300)
- Second Floor - Toilet Facilities - waste incorrect (MPC 2300) also reset the toilet to the floor properly to code.
- Second Floor - Tub and Shower - faucet is missing, broken or parts missing (MPC 0200. P.)
- Second Floor - Tub and Shower - provide stopper (MPC 1240)
- Exterior - Piping Vents - verify proper vent through roof. Access not available at time of inspection.
- Exterior - Lawn Hydrants - Broken or parts missing (MPC 0200 K)
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- Comments: - Both first floor bathrooms and sinks must be re-piped. The waste and vent piping is all incorrect. Properly vent all first floor fixtures with regards to the second floor fixtures. The first floor fixtures are incorrectly vented. Re pipe basement waste stack and remove all incorrect fitting and piping.
- Obtain plumbing permits prior to commencement of work.

HEATING

- Install approved lever handle manual gas shutoff valve on furnace and remove unapproved valve.
- Install approved automatic gas valve for furnace.
- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
- Install approved metal chimney liner.
- Replace furnace flue venting and provide proper pitch for all gas appliances.
- Connect furnace and water heater venting into chimney liner.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.
- Provide appropriate size openable window in all bathrooms or provide approved bathroom exhaust fan is vented to the exterior (Ventilation permit may be required).
- Install furnace air filter access cover.

HEATING

- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms including
- Undercut doors to second floor bedrooms a minimum of one inch.
- A separate heating system is required for each dwelling unit if the furnace is replaced.
- Mechanical GAS permit is 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 **November 18, 2012** 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 **Dennis Senty** between the hours of 8:00 and 9:30 a.m. at **651-266-1930**, or you may leave a voice mail message.

Sincerely,

Dennis Senty
Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council