



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

331.0

November 07, 2017

10-310733

State of MN Trust Exempt  
PO Box 64097  
St Paul MN 55164-0097

Paul Scharf  
Ramsey County - Tax Forfeit Properties  
90 W Plato Blvd  
St Paul MN 55107

## 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:**

**735 MARGARET ST**

With the following Historic Preservation information:

District: HPL-DB Building Name: Charles Grewe House Inventory #: RA-SPC-2876

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

Schurmeier And Evans W 1/2 Of Lot 24 And All Of Lot 23 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 October 31, 2017 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 with a detached, two-stall garage.

The following is excerpted from the March 11, 2011 Code Compliance Report:

**BUILDING**

- Insure basement cellar floor is even, is cleanable, and all holes are filled.
- Tuck Point interior/exterior of foundation as necessary.
- Weather seal basement bulk head using approved materials also, may need to re-frame deck floor.
- Cover water meter pit with concrete or decay resistant, screwed-down cover. Cleanouts to be flush with floor slab.
- Remove or encapsulate asbestos in an approved manner.
- 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.
- 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.
- 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 functional hardware at all doors and windows
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.
- Install floor covering in bathroom and kitchen that is impervious to water.
- 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.
- 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.
- Provide fire block construction as necessary and seal chases in basement ceiling.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, one-half of which shall operate.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.

- Provide proper drainage around house to direct water away from foundation of garage.
- Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
- Provide general rehabilitation of garage.
- Install address numbers visible from street and on the alley side of garage.
- Provide ground cover capable of controlling sediment and erosion.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Openings in stair risers must be less than 4 inches.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Install support post at center of basement stairs to carry first floor joist at stairs.
- Replace basement stairs so risers are uniform per code.
- Install tempered glass in window first floor bathtub.
- Install 1 hour fire rated assembly under front stairs.
- Insure first floor bath ceiling is 1 hour fire rated.
- Install front second floor guardrail to code height and size.
- Install tempered glass in rear stairs window.
- Insulate third floor bedroom to code.
- Insulate attic to code.
- Provide proper supports to code for rear deck and roof.
- 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
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- 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
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- 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 side and back door

- Remove and or/ re-wire all illegal, improper or hazardous wiring in attic, basement and garage
- In basement replace broken breakers.
- Install 15 amp breakers on number 14 wire.
- First floor south room add 3rd receptacle.
- Northeast room add 3rd receptacle.
- Provide access for each unit to the electrical panel for that unit.
- 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.
- All buildings on the property must meet the St. Paul Property Maintenance Code.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

### **PLUMBING**

- Basement - Water Heater - no gas shut off or gas piping incorrect.
- Basement - Water Heater - vent must be in chimney liner.
- Basement - Water Heater - water piping incorrect (MPC 1730 Subp. 1)
- Basement - Water Heater - not fired or in service.
- Basement - Water Meter - raise meter to a minimum 12 inches above floor.
- Basement - Water Meter - remove meter from pit.
- Basement - Water Meter - service valves not functional or correct.
- Basement - Water Piping - add appropriate hangers.
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping.
- Basement - Water Piping - run 1 inch water line from meter to first major take off.
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage.
- Basement - Soil and Waste Piping - no soil stack base clean out
- Basement - Gas Piping - dryer gas shutoff; connector or piping incorrect.
- Basement - Gas Piping - run dryer vent to code.
- Basement - Laundry Tub - unvented.
- Basement - Laundry Tub - waste incorrect.
- First Floor - Lavatory - waste incorrect.
- First Floor - Tub and Shower - incorrectly vented.
- First Floor - Tub and Shower - provide anti-scald valve.
- North Second Floor - Lavatory - unvented.
- North Second Floor - Lavatory - waste incorrect.
- North Second Floor - Tub and Shower - unvented.
- North Second Floor - Tub and Shower - waste incorrect.
- Second Floor - Toilet - reset to code.
- Second Floor - Gas Piping - range gas shut off; connector or piping incorrect .
- Second Floor - Sink - fixture is broken or parts missing.
- Second Floor - Sink - water piping incorrect.

- South Second Floor - Tub and Shower - Provide a vacuum breaker for the handheld shower.
- South Second Floor - Tub and Shower - provide anti-scald valve.
- South Second Floor - Tub and Shower - replace waste and overflow.
- Exterior - Lawn Hydrants - Requires backflow assembly or device.
- Obtain plumbing permits prior to commencement of work.

### HEATING

- Clean and Orsat test /boiler 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.
- Connect boiler and water heater venting into chimney liner.
- Provide adequate clearance from flue vent pipe on boiler to combustible materials or provide approved shielding according to code.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines and any unapproved valves.
- Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- Provide heat in every habitable room and bathrooms including second floor kitchen and both bathroom and third floor living space.
- Repair or replace radiator valves as needed.
- Submit documentation from a licensed contractor that the first floor wood burning fireplace is clean and safe for use or permanently seal openings.
- Mechanical hydronic and gas 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 7, 2017** 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