



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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328.0

July 17, 2017

11-265481

Carrington Mortgage Solutions  
1600 S Douglass Rd #130b  
Anaheim CA 92806-5951

Five Brothers Mortgage  
12220 E 13 Mile Road #100  
Warren MI 48093

Shapiro & Zielke  
1255 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:**

**653 JESSAMINE AVE E**

With the following Historic Preservation information: NONE

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

Evans Addition Ex W 7 6/1o Ft Lot 19 Blk 3

**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 July 6, 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 one-story, wood frame, single-family dwelling with a detached, over-sized, single-stall garage.

The following is excerpted from the October 10, 2016 Code Compliance Report:

### **BUILDING**

1. Insure basement cellar floor is even, is cleanable, and all holes are filled.
2. Repair or replace damaged doors and frames as necessary, including storm doors.

3. Install floor covering in bathroom and kitchen that is impervious to water.
4. Repair walls, ceiling and floors throughout, as necessary.
5. 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.
6. 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.
7. Provide fire block construction as necessary and seal chases in basement ceiling.
8. Where wall and ceiling covering is removed install full thickness or code-specified insulation.
9. Air-seal and insulate attic/access door.
10. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
11. Provide major clean-up of premises.
12. Dry out basement and eliminate source of moisture.
13. Install water-proof enclosure in shower area.
14. Repair siding, soffit, fascia, trim, etc. as necessary.
15. Provide proper drainage around house to direct water away from foundation of house.
16. Provide proper drainage around house to direct water away from foundation of garage.
17. Install downspouts and a complete gutter system.
18. Install rain leaders to direct drainage away from foundation.
19. Provide general rehabilitation of garage.
20. Install address numbers visible from street and on the alley side of garage.
21. Remove trees which are against foundation of home and garage.
22. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
23. Remove mold, mildew and moldy or water damaged materials.
24. Install safety glass in window at bottom of 2nd. floor stairs.
25. Replace front doors.
26. Remove dropped ceilings and repair floor above to code.
27. Replace missing trim and fascia.
28. Replace garage overhead door and install drip cap on openings.
29. Garage walls lean to the west; re-plumb walls.
30. Replace garage roof covering (not done to code).
31. Window wrap failing; repair and seal as needed.
32. Repair and level rear porch on west side.
33. Replace decayed or damaged siding and trim on house and garage.
34. Remove or encapsulate asbestos in an approved manner.
35. 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.
36. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc. as necessary.
37. Provide complete storms and screens, in good repair for all door and window openings.
38. Provide functional hardware at all doors and windows.

39. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
40. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner.

### **ELECTRICAL**

1. Properly wire dishwasher/disposal to current NEC.
2. Install box extensions on devices mounted in wood paneling.
3. Install hard-wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code.
4. Properly support/wire exterior luminaire (light fixture) at entry door.
5. Ensure/properly wire boiler to current NEC.
6. Service panel - wire and ground to current NEC. All wires have been removed or cut. Pull a permit for a service and all circuits to current NEC.
7. No power at time of inspection. No meter, and no breakers in panel. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
8. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter.
9. Provide a complete circuit directory at service panel indicating location and use of all circuits.
10. Basement -Replace conduit/fittings due to excessive corrosion.
11. Bathroom - Ensure/provide grounding to bathroom light fixture.
12. Bathroom - Ensure/provide GFCI protection on fixture receptacle or disconnect.
13. Garage -Remove all cord wiring used as a substitute for fixed wiring.
14. Throughout -Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly.
15. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. This includes above drop ceilings, garage.
16. Throughout -Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.
17. Throughout -Properly strap and support cables and/or conduits.
18. Throughout -Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
19. Throughout -Closets - provide approved light fixtures and location for closets to current NEC.
20. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

### **PLUMBING**

1. Lawn Hydrants - Repair or replace the lawn hydrants that are broken or have parts missing.
2. Lawn Hydrants - The lawn hydrant(s) require a backflow preventer.
3. Piping Vents - Install the correct size piping vents.

4. Piping Vents - Install the piping vents in the proper location.
5. Plumbing - General - Provide a water tight joint between the fixture and the wall or floor.
6. Basement -Gas Piping - Install an approved shut off; connector and gas piping for the dryer.
7. Basement -Gas Piping - Vent clothes dryer to code.
8. Basement -Gas Piping - Conduct a witnessed pressure test on gas piping system.
9. Basement -Gas Piping - Remove all disconnected gas lines and unapproved valves.
10. Basement -Laundry Tub - Install a proper fixture vent to code.
11. Basement -Laundry Tub - Install the waste piping to code.
12. Basement -Laundry Tub - Install the water piping to code.
13. Basement -Laundry Tub - Repair/replace the fixture that is missing, broken or has parts missing.
14. Basement -Laundry Tub - Repair/replace the faucet that is missing, broken or has parts missing.
15. Basement -Laundry Tub - Provide the proper potable water protection for the faucet spout.
16. Basement -Soil and Waste Piping - Install a front sewer clean out.
17. Basement -Soil and Waste Piping - Replace all improper connections, transitions, fittings or pipe usage.
18. Basement -Soil and Waste Piping - Install a clean out at the upper terminal at each horizontal drainage pipe.
19. Basement -Toilet Facilities - Install a proper fixture vent to code.
20. Basement -Toilet Facilities - Install the waste piping to code.
21. Basement -Toilet Facilities - Install the water piping to code.
22. Basement -Toilet Facilities - Repair/replace the fixture that is missing, broken or has parts missing.
23. Basement -Toilet Facilities - Repair/replace the faucet that is missing, broken or has parts missing.
24. Basement -Toilet Facilities - Install a proper flanged fixture connection on a firm base.
25. Basement -Tub and Shower -Install a proper fixture vent to code.
26. Basement -Tub and Shower - Install the waste piping to code.
27. Basement -Tub and Shower - Install the water piping to code.
28. Basement -Tub and Shower - Repair/replace the faucet that is missing, broken or has parts missing.
29. Basement -Tub and Shower - Install scald and thermal shock protection, ASSE Standard 1016.
30. Basement -Water Heater - A pressure and temperature relief valve is required.
31. Basement -Water Heater - Correct the pressure and temperature relief valve discharge.
32. Basement -Water Heater - Install the gas shut off and the gas piping to code.
33. Basement -Water Heater - Install the water heater gas venting to code.
34. Basement -Water Heater - The water heater venting requires a chimney liner.
35. Basement -Water Heater - Install the water piping for the water heater to code.
36. Basement -Water Heater - Provide adequate combustion air for the gas burning appliance.
37. Basement -Water Heater - Install an approved automatic gas control valve.
38. Basement -Water Heater - The water heater must be fired and in service.
39. Basement -Water Meter - The water meter must be installed and in service.
40. Basement -Water Meter - The service valves must be functional and installed to code.
41. Basement -Water Meter - Repair the corroded or incorrect water meter piping.

42. Basement -Water Meter - Support the water meter to code.
43. Basement -Water Piping -Repair or replace all the corroded, broken, or leaking water piping.
44. Basement -Water Piping - Replace all the improperly sized water piping.
45. Basement -Water Piping - Replace all the improper fittings and fittings that have improper usage.
46. Basement -Water Piping - Replace all improper water piping and piping with improper usage.
47. Basement -Water Piping - Install a proper backflow assembly or device for the boiler fill water line.
48. Basement -Water Piping - Provide water piping to all fixtures and appliances.
49. Basement -Water Piping - Provide a one (1) inch water line to the first major take off.
50. Basement -Water Piping - Add the appropriate water pipe hangers.
51. First Floor -Gas Piping - Install an approved shut off; connector and gas piping for the range.
52. First Floor -Lavatory - Install a proper fixture vent to code.
53. First Floor -Lavatory - Install the waste piping to code.
54. First Floor -Lavatory - Install the water piping to code.
55. First Floor -Sink - Install a proper fixture vent to code.
56. First Floor -Sink - Install the waste piping to code.
57. First Floor -Sink - Install the water piping to code.
58. First Floor -Sink - Repair/replace the fixture that is missing, broken or has parts missing.
59. First Floor -Sink - Repair/replace the faucet that is missing, broken or has parts missing.
60. First Floor -Sink - Provide the proper potable water protection for the faucet spout.
61. First Floor -Toilet Facilities - Install the water piping to code.
62. Second Floor -Tub and Shower - Install scald and thermal shock protection, ASSE Standard 1016.
63. Second Floor -Tub and Shower - Install a vacuum breaker for the hand held shower.
64. Second Floor -Tub and Shower - Replace the waste and overflow.
65. Second Floor -Tub and Shower - Provide access.
66. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of
67. Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

## **HEATING**

1. Install heating system to code with all required permits and inspections. Remove all remaining abandoned heating equipment and related piping.
2. If fuel oil is no longer going to be used for new heating system, remove abandoned oil tank from basement. Contact Fire Inspection for permit at 651-266-8944.
3. Clean and Orsat test boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.

4. Replace boiler flue venting to code. Venting must be separated for different fuels per code from water heater.
5. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
6. Plug, cap and/or remove all disconnected gas lines and unapproved valves.
7. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.
8. Provide heat in every habitable room and bathrooms
9. Conduct witnessed pressure test on gas piping system and check for leaks
10. Conduct witnessed pressure test on hydronic system and check for leaks
11. Mechanical Gas and Hydronic 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 **August 16, 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 **Tom Friel** between the hours of 8:00 and 9:30 a.m. at **651-266-1906**, or you may leave a voice mail message.

Sincerely,

Tom Friel  
Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council