



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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331.0

September 30, 2015

12-078258

Patrick Nseumen  
19101 Twilight Trail  
Eden Prairie MN 55346-4049

## 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:**

**805 HUDSON ROAD**

With the following Historic Preservation information:

District: HPL-DB Building Name: commercial building Inventory #: RA-SPC-2282

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

Willius Sub Of B57 Lyman Dayto Subj To Esmts The Fol Part Nly Of Hudson Rd Of  
Lots 14 15 And Lot 16 Blk 57

**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 September 17, 2015 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, commercial building.

The following is excerpted from the October 17, 2014 Team Inspection Report:

General/ Building/ Fire Safety:

1. Building Occupancy/Zoning - SBC 3405.1, SBC 110.2, SPLC 62.101  
Occupancy: B - Business/Office  
Zoning: RT1

This property was inspected as an existing B occupancy commercial business. Any change from this use will require DSI building and zoning department approvals.

2. Exterior - Grading-Drainage - SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building.
3. Exterior - Mechanical Room - SPLC 34.33 (3) - Repair or replace damaged exterior door to the mechanical room.
4. Exterior - Mechanical Room - MSFC 510.1 - Provide Mechanical Room sign on door to the mechanical/utility room on rear of building.
5. Exterior - Parking Lot - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-9090. - Maintain the parking lot in an approved manner. Restripe the lot in accordance zoning codes.
6. Exterior - Retaining Wall - SPLC 34.32(3) - Repair front retaining wall.
7. Exterior - Roof - SPLC 34.32 (1) d - Provide and maintain the roof weather tight and free from defects. Some loose and damaged shingles were noted on roof.
8. Exterior - Walls - SPLC 34.33 (1) b, c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.
9. Exterior - Windows - SPLC 34.32 (3) - Repair and maintain the window in good condition. - Repair or replace the cracked and damaged windows throughout exterior in an approved manner.
10. Fire Extinguisher - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations. - Provide minimum 2A10BC fire extinguishers spaced not more than 75 feet travel distance from any point in the building to an extinguisher. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations.
11. Interior - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.

12. Interior Surfaces - SPLC 34.34 (6) - Repair and maintain the damaged areas of walls in an approved manner. Repair or remove damaged drop ceiling and maintain an approved ceiling across the finished areas of building. Repair or replace damaged flooring materials.

13. Utilities - SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the building's needs. - Contact Xcel Energy to restore disconnected electrical service.

14. Utilities - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code. - Contact Xcel Energy to restore disconnected gas service.

15. Utilities - SPLC 34.11(4), 34.34(1) SPC 4715.0200A - Provide an adequate water supply to all water closets, sinks, showers and tubs.-Restore water service to the building.

Electrical:

16. SPLC 34.14(2), 34.34(5) - Provide an approved electrical service adequate to meet the building's needs. Restore electrical service to the building.

17. SPLC 34.14(2)a - Ground the electrical service to the water service with a copper conductor within 5' of the entrance point of the water service.

18. SPLC 34.14(2)a - Bond around the water meter with a copper wire sized for the electrical service per Article 250 of the NEC.

19. SPLC 34.14(2)a, c - Provide a complete circuit directory at service panel indicating location and use of all circuits.

20. SPLC 34.14(2)c - Replace receptacle in bathroom with GFCI type receptacle.

21. MSFC 605.1, 605.6 - Repair or replace all broken, missing, or loose light fixtures, switches & outlets, covers, and plates.

22. MSFC 605.1 - Check all outlets for proper polarity and verify ground on 3-prong outlets. Repair or replace per Article 406.4 of the 2011 NEC.

23. MSFC 605.1 - Replace all painted-over receptacles per Article 406.4 of the 2011 NEC.

24. MSFC 605.3 – Create proper clearances in front of electrical service panel.

25. MSFC 605.1 – Verify all electrical in furnace equipment room properly wired. Full access wasn't available to room at time of inspection

Mechanical:

26. MFGC 409.5 - Install approved lever handle manual gas shutoff valve on heating system and remove unapproved valves.
27. MFGC 409.1 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
28. SPLC 34.11 (6) - 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.
29. MFGC 501.12 – Repair masonry chimney and install approved metal chimney liner.
30. MFGC 503 - Replace furnace flue venting to code.
31. MFGC 304 - Provide adequate combustion air and support duct to code.
32. MFGC 407 -Provide support for gas lines to code.
33. MMC 401.4.2, 604.1 - Verify that the bathroom exhaust is vented to the outside in a code compliant manner.
34. MMC 103 - 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.
35. MMC 103 - Repair and/or replace heating registers as necessary.
36. SPLC 34 - Restore disconnected gas service to the building.

Plumbing:

37. Water Heater - MFGC 402.1 - Install the gas shut off and the gas piping to code.
38. Water Heater - MPC 1730.1 - Install the water piping for the water heater to code.
39. Water Heater - MPC 2180 - The water heater must be fired and in service.
40. Water Meter - MPC 1700, SPRWS 88.10 - Restore disconnected water service, re-install water meter to the building.
41. Water Piping - MPC 1720 - Repair or replace all the corroded, broken, or leaking water piping.
42. Water Piping - MPC 1730 - Replace all the improperly sized water piping.

43. Lavatory - MPC 0200(e), MPC 2500 - Install a proper fixture vent to code.
44. Lavatory - MPC 2300 - Install the waste piping to code.
45. Tub/Shower - MPC 2300 - Install the waste piping to code.
46. Tub/Shower - MPC 1240 - Replace the waste and overflow.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **October 30, 2015** 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