



CITY OF SAINT PAUL

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Saint Paul, MN 55101-1806

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September 22, 2021

Roy R Carlson
987 Reaney Ave
St Paul MN 55106-3846

State of Minnesota Commissioner of Revenue
Minnesota Revenue
600 Robert Street N
St Paul MN 55146-6553

Order to Abate Nuisance Building(s)

Dear Responsible or Interested Party:

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

879 6TH ST E

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

STINSON'S SUB OF B103 LYMAN DA LOT 16 BLK 103

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 16, 2021 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, single-family dwelling with a detached two-stall garage.

The following is excerpted from the expired June 24, 2010 Code Compliance Report:

BUILDING

- Ensure basement cellar floor is even, is cleanable, and all holes are filled.
- Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed.
- Tuck Point interior/exterior of foundation as necessary.
- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- Permanently secure top and bottom of support posts in an approved manner.
- Cover water meter pit with concrete or decay resistant, screwed-down cover. Cleanouts to be flush with floor slab.
- 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.
- Strap or support top of stair stringers for structural stability.
- 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.
- 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.
- Re-level structure as much as is practical.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Provide major clean-up of premises.
- Replace or repair landing and stairway per code.
- 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 downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Repair chimney in an approved manner.
- Provide general rehabilitation of garage.
- 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 footings under main support posts in basement. Footings to be 16 x 16 x 8 minimum.
- Install concrete floor in basement where missing.
- Infill openings in chimney in basement using proper materials.
- Remove damaged drywall in basement on west side, also paneling.

- Re-level front porch: investigate for frost footings and install if less than required. Re-frame under porch floor install if less than required; re-frame under porch floor as needed. Call for inspections before covering up.
- Install siding at east rear entry walls - 3 sides.
- Install dead bolts on all entry doors included garage.
- Install floor covering at second floor hallway.
- Repair plywood and jambs at garage or install overhead garage doors.
- Repair or replace front porch floor. Install one type of flooring not multiple flooring as the existing one.
- A building permit is required to correct the above deficiencies.

ELECTRICAL

- 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 listed tandem breaker lock on second floor heat breaker.
- Properly support basement light or move to post
- 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 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 - Tall - Water Heater - Vent must be in chimney liner.
- Basement - Tall - Water Heater - not fired or in service.
- Basement -Tall - Water Heater - gas venting incorrect.
- Basement -Short - Water Heater - No gas shut off or gas piping incorrect.
- Basement -Short - Water Heater - T and P relief discharge piping incorrect.
- Basement -Short - Water Heater - Vent must be in chimney liner.
- Basement -Short - Water Heater - gas venting incorrect.
- Basement -Short - Water Heater - not fired or in service.
- Basement - Water Meter - support meter properly.
- Basement - Water Piping - add appropriate hangers.
- Basement - Soil and Waste Piping - no front sewer clean out.
- Basement - Soil and Waste Piping - no soil stack base clean out.
- Basement - Toilet Facilities – unvented, also plug to code opening for toilet.
- Basement - Tub and Shower – unvented.
- Basement - Tub and Shower - waste incorrect.
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect.
- First Floor - Laundry - stand pipe – unvented.
- First Floor - Laundry - stand pipe - waste incorrect.
- First Floor - Sink – unvented.

- First Floor - Sink - waste incorrect.
- Second Floor - Tub and Shower - replace waste and overflow.
- Exterior - Lawn Hydrants - Broken or parts missing.
- Exterior - Lawn Hydrants - Requires backflow assembly or device.
- Exterior - Piping Vents - no flashing.
- Obtain plumbing permits prior to commencement of work.

HEATING

- Install approved lever handle manual gas shutoff valve on furnace and remove unapproved valves.
- Move manual building shutoff gas valve down to a ready access location ahead of the first branch tee.
- Clean and Orsat test furnace and space heater burners. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating units are safe.
- Install approved metal chimney liner if none present.
- Connect furnace, space heater and water heater venting into chimney liner.
- Support combustion air duct to code.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines and unapproved valves.
- Provide appropriate size operable window in bathrooms or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- Install furnace air filter access cover.
- 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.
- Repair furnace supply plenum.
- Undercut doors one inch to rooms without ducted return air.
- Gas and warm air 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 **October 22, 2021** 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 dollars (\$5,000.00) performance deposit 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 **Joe Yannarely** at **651-266-1920**, or you may leave a voice mail message.

Sincerely,

Joe Yannarely

Vacant Buildings Enforcement Inspector