



CITY OF SAINT PAUL

375 Jackson Street., Suite 220  
Saint Paul, MN 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-1919  
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September 19, 2018

Caridad Versalles  
8624 Oakland Ave S  
Bloomington MN 55420-3030

American Mortgage Network  
PO Box 85463  
Sand Diego CA 92186

MERS  
PO Box 2026  
Flint MI 48501-2026

Shapiro & Zielke  
12550 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:**

**650 AURORA AVE**

With the following Historic Preservation information: NONE

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

BUTTERFIELD SYNDICATE,ADD NO 1 LOT 8 BLK 1

**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 12, 2018 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 April 30, 2015 Code Compliance Report:

### **BUILDING**

1. Insure basement cellar floor is even, is cleanable, and all holes are filled.
2. Where wall and ceiling covering is removed install full thickness or code-specified insulation.
3. Air-seal and insulate attic/access door.
4. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
5. Provide major clean-up of premises.
6. Repair siding, soffit, fascia, trim, etc. as necessary.
7. Provide proper drainage around house to direct water away from foundation of house.
8. Provide proper drainage around house to direct water away from foundation of garage.
9. Provide general rehabilitation of garage.
10. Install address numbers visible from street and on the alley side of garage.
11. Remove trees which are against foundation of home and garage.
12. Dry out basement and eliminate source of moisture.
13. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
14. Install guard rail on front porch and handrail on front steps.
15. Call for framing and insulation inspection before covering walls.
16. Provide rear entry steps and landing per code requirements.
17. Install flashing at rim joist connection to house.
18. No entry to rear yard or to garage, all to meet code.
19. Remove mold, mildew and moldy or water damaged materials.
20. Provide complete storms and screens, in good repair for all door and window openings.
21. Repair or replace damaged doors and frames as necessary, including storm doors.
22. Weather seal exterior doors, threshold and weather-stripping.
23. Install floor covering in bathroom and kitchen that is impervious to water.
24. Repair walls, ceiling and floors throughout, as necessary.
25. 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.
26. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner.

### **ELECTRICAL**

1. 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.
2. Properly wire multi-wire circuits in panelboard to ensure ungrounded conductors on opposite phases.
3. Repair damaged electrical due to vandalism to current NEC.
4. Verify that the wiring in the garage is done to current NEC. No access at time of inspection.
5. Provide a complete circuit directory at service panel indicating location and use of all circuits.

6. 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.
7. Properly support/wire exterior luminaire (light fixture) at entry door.
8. Throughout -Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards.
9. Throughout -Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.
10. Throughout -Properly strap and support cables and/or conduits.
11. Throughout -Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
12. 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.
13. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
14. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
15. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
16. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

## **PLUMBING**

1. Basement -Gas Piping - Replace corroded gas piping/fittings.
2. Basement -Laundry Tub - Install the waste piping to code.
3. Basement -Laundry Tub - Install the water piping to code.
4. Basement -Soil and Waste Piping - Install a clean out at the base of all stacks.
5. Basement -Soil and Waste Piping - Install a front sewer clean out.
6. Basement -Soil and Waste Piping - Plug all open piping and properly pitch all piping.
7. Basement -Soil and Waste Piping - Replace all corroded cast iron, steel waste or vent piping.
8. Basement -Toilet Facilities - Install a proper fixture vent to code.
9. Basement -Toilet Facilities - Install the waste piping to code.
10. Basement -Toilet Facilities - Install the water piping to code.
11. Basement -Water Heater - The water heater must be fired and in service.
12. Basement -Water Piping - Repair or replace all the corroded, broken, or leaking water piping.
13. Basement -Water Piping - Provide water piping to all fixtures and appliances.
14. Exterior -Rain Leader - The rain leaders must be properly plugged or capped to code.
15. First Floor -The plumbing fixtures have been removed; most of the first floor walls and ceiling have been demo'd; and the waste, vent and water pipe have been removed.
16. First Floor -Plumbing - General -All waste, vent and water pipe to be installed per the Minnesota Plumbing Code. The plumbing system shall have permits applied for and air test, and inspection performed.
17. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the

Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

### HEATING

1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
2. Clean and Orsat test furnace 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.
3. Provide a means of returning air from every habitable room to the furnace. Return air cannot be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
4. Install approved metal chimney liner.
5. Replace furnace flue venting to code.
6. Vent clothes dryer to code and provide approved gas piping and valve.
7. Provide adequate combustion air and support duct to code.
8. 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.
9. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
10. Repair and/or replace heating registers as necessary.
11. Provide heat in every habitable room and bathrooms.
12. Mechanical 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 **October 19, 2018** 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 **Matt Dornfeld** at **651-266-1902**, or you may leave a voice mail message.

Sincerely,

***Matt Dornfeld***

Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council