



June 27, 2022

Manuel Crespo  
722 - 23rd Ave N  
Minneapolis MN 55411

Manuel Crespo  
342 Thomas Avenue  
St Paul MN 55103-1739

MBC Inc  
9008 Cold Stream Lane  
Eden Prairie MN 55347

## 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:**

**342 THOMAS AVE**

With the following Historic Preservation information: NONE

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

WARREN & RICE'S ADDITION, TO SA LOT 8 BLK 7

**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 June 17, 2022, 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 December 26, 2019, now expired, Code Compliance Report:

## **BUILDING**

1. Dry out basement and eliminate source of moisture.
2. Install floor covering in bathroom and kitchen that is impervious to water.
3. Repair walls, ceiling and floors throughout, as necessary.
4. 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.
5. Where wall and ceiling covering is removed install full thickness or code-specified insulation.
6. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
7. Provide major clean-up of premises.
8. Install water-proof enclosure in shower area.
9. Repair siding, soffit, fascia, trim, etc. as necessary.
10. Provide proper drainage around house to direct water away from foundation of house.
11. Provide general rehabilitation of garage.
12. Remove or encapsulate asbestos in an approved manner.
13. Remove trees which are against foundation of home and garage.
14. Ensure front porch windows have safety glass to code.
15. Install threshold under front door.
16. Remove west section of garage with flat roof or rebuild to code with permits, plans and zoning approval.
17. Reside garage.
18. Remove trees at east side of garage and install gutter and downspout on east side.
19. Replace front steps, rise and run are not uniform. Need to meet code requirements.
20. Install handrails (34 inches-38 inches above each nosing) and guardrails (36-inch minimum) at all stairways, and return handrail ends into a newel post or wall per attachment.
21. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
22. Provide complete storms and screens, in good repair for all door and window openings.
23. Provide functional hardware at all doors and windows.
24. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
25. Repair or replace damaged doors and frames as necessary, including storm doors.
26. Weather seal exterior doors, threshold and weather-stripping.
27. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner.

## **ELECTRICAL**

1. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices.

2. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.
3. Properly strap and support cables and/or conduits.
4. Remove all cord wiring used as a substitute for fixed wiring.
5. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
6. 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.
7. Install box extensions on devices mounted in wood paneling.
8. Properly support/wire exterior luminaire (light fixture) at entry door.
9. Garage -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
10. 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 a proper fixture vent to code.
3. Basement -Laundry Tub - Install the waste piping to code.
4. Basement -Laundry Tub - Install the water piping to code.
5. Basement -Laundry Tub - Provide the proper potable water protection for the faucet spout.
6. Basement -Plumbing - General - Remove all unused waste, vent, water, and gas piping to the main and cap or plug to code.
7. Basement -Toilet Facilities - Install a proper fixture vent to code.
8. Basement -Toilet Facilities - Install the waste piping to code.
9. Basement -Toilet Facilities - Repair/replace the fixture that is missing, broken or has parts missing.
10. Basement -Water Heater - Correct the pressure and temperature relief valve discharge.
11. Basement -Water Heater - Install the gas shut off and the gas piping to code.
12. Basement -Water Heater - Install the water piping for the water heater to code.
13. Basement -Water Heater - The water heater must be fired and in service.
14. Basement -Water Meter - Support the water meter to code.
15. Basement -Water Piping - Repair or replace all the corroded, broken, or leaking water piping.
16. Basement -Water Piping - Provide a one (1) inch water line to the first major take off.
17. Exterior -Lawn Hydrants - The lawn hydrant(s) require a backflow preventer.
18. Exterior -Plumbing - General - Provide a water-tight joint between the fixture and the wall or floor.
19. First Floor -Gas Piping - Install an approved shut off; connector and gas piping for the range.
20. First Floor -Lavatory - Install a proper fixture vent to code.
21. First Floor -Lavatory - Install the waste piping to code.

22. First Floor -Sink - Install a proper fixture vent to code.
23. First Floor -Sink - Install the waste piping to code.
24. First Floor -Toilet Facilities - Install a proper fixture vent to code.
25. First Floor -Toilet Facilities - Install the waste piping to code.
26. Second Floor -Lavatory - Install a proper fixture vent to code.
27. Second Floor -Lavatory - Install the waste piping to code.
28. Second Floor -Lavatory - Install the water piping to code.
29. Second Floor -Tub and Shower - Install a proper fixture vent to code.
30. Second Floor -Tub and Shower - Install the waste piping to code.
31. Second Floor -Tub and Shower - Install the water piping to code.
32. Second Floor -Tub and Shower - Install a hot water temperature limiting device, ASSE Standard 1070.
33. 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 Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

### **MECHANICAL**

1. Clean and Orsat test furnace/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.
2. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
3. Provide heat in every habitable room and bathrooms.
4. 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 **July 27, 2022**, 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