



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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331.0

August 11, 2016

16-007214

Robert J Jensen
896 Cottage Ave E
St Paul MN 55106-1808

Steven R Jensen
896 Cottage Ave E
St Paul MN 55106

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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:

896 COTTAGE AVE E

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

Lanes Phalen Grove Addition Lot 14 Blk 5

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 August 4, 2016 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 May 3, 2016 Code Compliance Report:

BUILDING

1. Dry out basement and eliminate source of moisture.
2. Air-seal and insulate attic/access door.
3. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
4. Provide major clean-up of premises.
5. Repair siding, soffit, fascia, trim, etc. as necessary.
6. Provide proper drainage around house to direct water away from foundation of house.
7. Provide proper drainage around house to direct water away from foundation of garage.
8. Install downspouts and a complete gutter system.
9. Install rain leaders to direct drainage away from foundation.
10. Provide general rehabilitation of garage.
11. Provide durable, dustless parking surface as specified in the zoning code.
12. Remove mold, mildew and moldy or water damaged materials.
13. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
14. House full of belongings and trash at time of inspection.
15. Repair soffits and fascia on garage.
16. Install hard surface for driveway as required in zoning code.
17. Repair or replace front steps.
18. Insure roof is to code for rear 2nd floor deck area.
19. Remove shower from basement.
20. 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.
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. Repair walls, ceiling and floors throughout, as necessary.
25. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures
26. Where wall and ceiling covering is removed install full thickness or code-specified insulation.
27. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner.

ELECTRICAL

1. Ensure/Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
2. 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.
3. Ensure/Properly wire furnace to current NEC.
4. Ensure/Properly wire dishwasher(s)/disposal to current NEC.

5. Ensure/rewire all electrical associated with NM cables dated after 2003 to current NEC. An electrical permit was never purchased for that wiring.
6. 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.
7. Provide a complete circuit directory at service panel indicating location and use of all circuits.
8. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers.
9. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices.
10. Electrical Panel -Remove and/or rewire all illegal, improper or hazardous wiring. No access in electrical panel. Ensure all wiring and bonding, grounding to current NEC.
11. Throughout -Remove all cord wiring used as a substitute for fixed wiring.
12. Throughout -Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
13. 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.
14. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. No access to walls/cabinets throughout house.
15. Throughout -Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.
16. Throughout -Properly strap and support cables and/or conduits.
17. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING

1. Basement -Gas Piping -Vent clothes dryer to code.
2. Basement -Gas Piping - Install an approved shut off; connector and gas piping for the dryer.
3. Basement -Laundry Tub - Install the waste piping to code.
4. Basement -Laundry Tub - Provide the proper potable water protection for the faucet spout.
5. Basement -Soil and Waste Piping - Replace all improper connections, transitions, fittings or pipe usage.
6. Basement -Soil and Waste Piping - Plug all open piping and properly pitch all piping.
7. Basement -Toilet Facilities - Install a proper fixture vent to code.
8. Basement -Toilet Facilities - Install the waste piping to code.
9. Basement -Tub and Shower - Install a proper fixture vent to code.
10. Basement -Tub and Shower - Install the waste piping to code.
11. Basement -Tub and Shower - Install scald and thermal shock protection, ASSE Standard 1016.
12. Basement -Water Heater - Install the gas shut off and the gas piping to code.
13. Basement -Water Heater -The water heater must be fired and in service.
14. Basement -Water Piping - Repair or replace all the corroded, broken, or leaking water piping.
15. Basement -Water Piping - Replace all the improperly sized 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. First Floor -Gas Piping - Install an approved shut off; connector and gas piping for the range.
19. First Floor -Lavatory - Install a proper fixture vent to code.
20. First Floor -Lavatory - Install the waste piping to code.
21. First Floor -Sink - Install the waste piping to code.
22. First Floor -Toilet Facilities - Install the waste piping to code.
23. First Floor -Toilet Facilities - Install a proper flanged fixture connection on a firm base.
24. First Floor -Tub and Shower - Install a proper fixture vent to code.
25. First Floor -Tub and Shower - Install the waste piping to code.
26. First Floor -Tub and Shower - Install scald and thermal shock protection; ASSE Standard 1016.
27. Second Floor -Gas Piping - Install an approved shut off; connector and gas piping for the range.
28. Second Floor -Lavatory - Install the waste piping to code.
29. Second Floor -Sink - Install the waste piping to code.
30. Second Floor -Toilet Facilities - Install a proper flanged fixture connection on a firm base.
31. Second Floor -Tub and Shower - Install scald and thermal shock protection; ASSE Standard 1016.
32. 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 possesses a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

HEATING

1. 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
2. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
3. Provide support for gas lines to code.
4. Plug, cap and/or remove all disconnected gas lines and unapproved valves.
5. 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.
6. 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.
7. Repair and/or replace heating registers as necessary.
8. Provide heat in every habitable room and bathrooms.
9. Mechanical gas permit is 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 **September 10, 2016** 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.

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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

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