



May 19, 2018

Kim Theng
2534 Montana Ave E
Maplewood MN 55119-3151

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:

483 COMO AVE

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

Foundry Addition Ex Swly 1o Ft For Ave Sely 3o Ft Of Lot 8 Blk 11

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 May 10, 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, duplex.

BUILDING

1. Insure basement cellar floor is even, is cleanable, and all holes are filled.
2. Weather seal exterior doors, threshold and weather-stripping.
3. Install floor covering in bathroom and kitchen that is impervious to water.

4. Repair walls, ceiling and floors throughout, as necessary.
5. 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.
6. Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner.
7. Provide fire block construction as necessary and seal chases in basement ceiling.
8. Where wall and ceiling covering is removed install full thickness or code-specified insulation.
9. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
10. Provide major clean-up of premises.
11. Repair siding, soffit, fascia, trim, etc. as necessary.
12. Permanently secure top and bottom of support posts in an approved manner.
13. Provide proper drainage around house to direct water away from foundation of house.
14. Install address numbers visible from street and on the alley side of garage.
15. Provide ground cover capable of controlling sediment and erosion.
16. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
17. Replace 2nd floor front door with exterior rated door.
18. Clean up trash and materials on site.
19. Repair all siding and trim that's damaged or missing.
20. New roofing and windows being installed without permits or inspections, double fee \$12,000 value permit for that part of permit.
21. Provide adequate access, ventilation and clearance in crawl space area.
22. Install 20 minute fire rated doors, with self-closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes).
23. Maintain one hour fire separation between dwelling units and between units and common areas.
24. 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.
25. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc. as necessary.
26. Provide complete storms and screens, in good repair for all door and window openings.
27. Provide functional hardware at all doors and windows.
28. 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. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices.
3. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
4. 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.
5. Properly support/wire exterior luminaire (light fixture) at entry door.
6. 1st Floor - Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
7. 1st Floor -Provide clearance for the main floor pane per the NEC.
8. Exterior/Outside -Provide clearance for the overhead service conductors per the NEC.
9. Exterior/Outside -Riser conduits. -Properly strap and support cables and/or conduits.
10. Throughout -Many receptacles replaced, change all to tamper resistant type and AFCI protect as required by the NEC.
11. 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 -Gas Piping - Replace improper piping or fittings.
3. Basement -Plumbing - General - Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
4. Basement -Soil and Waste Piping - Plug all open piping and properly pitch all piping.
5. Basement -Soil and Waste Piping - Replace all improper connections, transitions, fittings or pipe usage.
6. Basement -Water Heater - Install the gas shut off and the gas piping to code.
7. Basement -Water Heater - The water heater must be fired and in service.
8. Basement -Water Heater - Provide adequate combustion air for the gas burning appliance.
9. Basement -Water Meter - Raise the water meter to a minimum of 12 inches above the floor.
10. Basement -Water Meter - Support the water meter to code.
11. Basement -Water Piping - Repair or replace all the corroded, broken, or leaking water piping.
12. Basement -Water Piping - Provide a one (1) inch water line to the first major take off.
13. Exterior -Lawn Hydrants - The lawn hydrant(s) require a backflow preventer.
14. First Floor -Gas Piping - Install an approved shut off; connector and gas piping for the range.
15. First Floor -Laundry Tub - Install a proper fixture vent to code.
16. First Floor -Laundry Tub - Install the waste piping to code.
17. First Floor -Laundry Tub - Install the water piping to code.
18. First Floor -Laundry Tub - Repair/replace the fixture that is missing, broken or has parts missing.
19. First Floor -Laundry Tub - Repair/replace the faucet that is missing, broken or has parts missing.
20. First Floor -Lavatory - Install a proper fixture vent to code.

21. First Floor -Lavatory - Install the waste piping to code.
22. First Floor -Lavatory - Install the water piping to code.
23. First Floor -Plumbing - General - Provide a water-tight joint between the fixture and the wall or floor.
24. First Floor -Toilet Facilities - Install a proper flanged fixture connection on a firm base.
25. First Floor -Tub and Shower - Repair/replace the faucet that is missing, broken or has parts missing.
26. First Floor -Tub and Shower - Install a hot water temperature limiting device.
27. First Floor -Tub and Shower - Replace the waste and overflow.
28. First Floor -Tub and Shower - Provide access.
29. First Floor -Tub and Shower - Provide an approved waste stopper
30. Second Floor -Plumbing - General - Provide proper fixture spacing.
31. Second Floor -Tub and Shower - Install a hot water temperature limiting device.
32. Second Floor -Tub and Shower - Replace the waste and overflow.

HEATING

1. Install approved level handle manual gas shutoff valves on furnaces and remove unapproved valves.
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
3. Clean and Orsat test both furnace burners. Check all controls for proper operation. Check furnace heat exchangers for leak; provide documentation from a licensed contractor that the heating units are safe.
4. Provide thirty (30) inches of clearance in front of furnace for service.
5. Move furnace out of closet or provide documentation from the equipment manufacturer indicating that it is an approved installation.
6. Install approved metal chimney liner.
7. Replace furnace flue venting to code.
8. Connect furnace and water heater venting into chimney liner.
9. Provide adequate clearance from flue vent pipe on furnace to combustible materials or provide approved shielding according to code.
10. Vent clothes dryer to code.
11. Provide adequate combustion air and support duct to code.
12. Provide support for gas lines to code.
13. Plug, cap and/or remove all disconnected gas lines and unapproved plug valves.
14. Install furnace air filter access cover.
15. Clean all supply and return ducts for warm air heating system.
16. Repair and/or replace heating registers as necessary.
17. Provide heat in every habitable room and bathrooms.
18. York Furnace Serving the main floor & Sears Big Ten Furnace serves the upper unit, both require Orsat and safety tests.
19. Separate heating system is required for each dwelling unit.
20. 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 **June 20, 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.

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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