



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

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361

October 21, 2011

11-127377

John E Norris
2218 Doswell Ave
St Paul MN 55108-1703

Wells Fargo Bank NA
3033 Elder Street MAC #U1851-015
Boise ID 83705

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:

315 LARCH ST

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

Pacific Addition to Saint Paul Vac Alley Accruing & Lots 15 Thru Lot 19 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 October 5, 2011, 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 (2) one-story, metal-clad, warehouse structures, six (6) semi truck trailers, two (2) heavy storage tanks, four (4) light storage tanks, an office trailer and multiple metal canopies or roof structures made out of metal racking and sheeting..

The following Deficiency List is excerpted from the November 10, 2010 Notice of Condemnation letter issued by the Department of Safety and Inspections, Fire Inspection Division.

This is a dangerous structure, based on the following:

1. **SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. Occupancy can only be used to for cleaning out and to comply with these orders until re-inspected and approved by this office. -315 Larch St. (ENTIRE COMPLEX) has been condemned due to the following conditions.**
 - **Unapproved roofing and storage structures that appear unsafe and dangerous (MSFC 110.1.2)**
 - **Unsafe conditions. Complex is lacking necessary egress, is dangerous to human life and public welfare, and is lacking maintenance and repair. (MSFC 110.1.1)**
 - **Excessive accumulation of materials. (MN State 299F.18)**
 - **Disorderly storage of materials. (MSFC 315.2)**
2. ROOF COVERINGS OVER THE COMPLEX - SBC 3405.1, SBC 110.2 - Obtain a structural engineer to complete a code analysis and have it reviewed by the St. Paul Building Official. Contact DSI at 651-266-9090.-Several structures have been erected and appear structurally unsound. Submit approved documentation to proof its structural integrity or remove.
3. MSFC 1003.3.1.8 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.-All exit doors leading into the buildings and complex are barred or chained shut. All exits must be openable from the inside of the structures.
4. MSFC 1010.1, 1004.3.1 - Provide and maintain a minimum of 28 inch aisles throughout employee only areas.
5. MSFC 1005.2 - Provide additional means of egress due to an inadequate number of exits.
6. MSFC 2305.1 - Provide and maintain structural integrity and stability of rack storage systems.
7. SPLC 34.08 (6), 34.31 (4) - Remove the accumulation of exterior storage that creates a nuisance or harbors rodents.
8. MSFC 315.3 - Outside storage of combustible materials shall not be located within 10 feet of a property line. Separation can be reduced to three feet as long as the storage does not exceed six feet in height.
9. SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
10. SPLC 34.09 (1) b,c, 34.32 (1) b,c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.

11. SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects. -Office trailer has a visible leak.
12. SPLC 34.09 (3), 34.32 (3) - Repair and maintain the doors in good condition.
13. SPLC 310.02 - Use of this property does may no longer conform to licensing ordinance. Call DSI/Licensing at (651) 266-9090.
14. SPLC 34.10 (2), 34.33 - Repair and maintain or remove the damaged or unapproved structures. This will require a building permit; call DSI at (651) 266-9090.
15. SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
16. MSFC 315.2 - Provide and maintain orderly storage of materials.
17. MSFC 315.2 - Provide and maintain stable piles and stacks of materials
18. MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.
19. MSFC 2703.4 - Provide Material Safety Data Sheets on all flammable and combustible liquids, hazardous materials, and chemicals on site. The sheets are to be kept on site in an orderly fashion in a readily accessible area.
20. MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway. -Maintain clear aisles and pathways.
21. NFPA 58 - Reduce the propane within the maximum allowable quantities.
22. Animal/Rodent infestation. Site needs to be cleaned out and all storage arranged to allow extermination of infestation.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **November 21, 2011**, 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** between the hours of 8:00 and 9:30 a.m. 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