



September 06, 2023

Hendrie Grant Lending VII Inc  
237 Richmond St  
St Paul MN 55102-3129

Hendrie Grant  
1555 Selby Ave Apt 430  
St Paul MN 55104

Kenneth Delancy  
K Corporation Inc  
3500 Vicksburg Lane N Suite 115  
Plymouth MN 55447

## 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:**

**1971 NORTONIA AVE**

With the following Historic Preservation information: NONE

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

BEAVER LAKE HEIGHTS LOT 24 BLK 21

**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 30, 2023, 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 one story, wood frame, duplex with a detached one-stall garage.

The following is excerpted from the June 6, 2023 Code Compliance Report:

**BUILDING:**

1. Remove mold, mildew and moldy or water damaged materials.
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. SPLC 34.33 (1) 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.
6. Provide fire block construction as necessary and seal chases in basement ceiling.
7. Where wall and ceiling covering is removed install full thickness or code-specified
8. insulation.
9. Air-seal and insulate attic/access door.
10. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
11. Provide major clean-up of premises.
12. 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).
13. Install water-proof enclosure in shower area.
14. Provide weather sealed, air sealed and vermin sealed exterior. \*\*\*Take note of the hole in the foundation near the front window. Check all other locations as well.
15. Replace or repair landing and stairway per code.
16. Repair siding, soffit, fascia, trim, etc. as necessary.
17. Provide proper drainage around house to direct water away from foundation of garage.
18. Install downspouts and a complete gutter system.
19. Install rain leaders to direct drainage away from foundation.
20. Replace house and garage roof covering and vents to code.
21. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
22. Repair chimney in an approved manner.
23. Maintain one hour fire separation between dwelling units and between units and common areas.
24. Provide general rehabilitation of garage.
25. Remove trees which are against foundation of home and garage.
26. Openings in stair risers must be less than 4 inches.
27. \*\*\*Many expired, uninspected permits from 2021 for ALL trades including building permit. Zero building inspections were done except to verify underlayment of the shingles which was approved. 2 expired Electrical permits, 1 expired plumbing permit, 2 expired mechanical permits, 1 expired warm air permit, and 1 expired building permit. Most walls and finishes were done at the time of my code compliance inspection 5-16-23. Will need to meet all inspection requirements of previous permits related to this vacant building in addition to any new requirements.

28. Remove and replace to code the front and rear deck/stair assemblies.
29. Replace garage overhead door and service door.
30. 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.
31. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
32. Provide complete storms and screens, in good repair for all door and window openings.
33. Provide functional hardware at all doors and windows.
34. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
35. Repair or replace damaged doors and frames as necessary, including storm doors.
36. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner.

**ELECTRICAL:**

1. Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
2. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
3. 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.
4. Install box extensions on devices mounted in wood paneling.
5. Install hard-wired 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.
6. Properly support/wire exterior luminaire (light fixture) at entry door.
7. Remove and/or rewire all illegal, improper, or hazardous wiring to current NEC.
8. Properly wire multi-wire circuits in panelboard to ensure ungrounded conductors on opposite phases.
9. Properly wire furnace to current NEC.
10. Properly wire electric range receptacle/branch circuit/overcurrent device to current NEC.
11. Properly wire electric water heater to current NEC.
12. Properly wire dishwasher/disposal to current NEC.
13. Ensure/rewire all electrical associated with NM cables dated after \_\_\_\_\_ to current NEC. An electrical permit was never purchased for that wiring.
14. Provide a complete circuit directory at service panel indicating location and use of all circuits.
15. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers.
16. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices.
17. Properly strap and support cables and/or conduits.

18. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

**PLUMBING:**

1. Basement -Water Heater - The water heater must be fired and in service.
2. Basement -Water Piping - Repair or replace all the corroded, broken, or leaking water piping.
3. Bathroom -Plumbing - General - Provide a water-tight joint between the fixture and the wall or floor.
4. First Floor -Plumbing - General - Obtain permits and provide tests/inspections for any plumbing performed without permits.
5. 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. Vent clothes dryer to code.
3. Provide support for gas lines to code.
4. Plug, cap and/or remove all disconnected gas lines.
5. Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
6. All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation 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. Conduct witnessed pressure test on gas piping system and check for leaks.
10. 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 **October 6, 2023**, 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.

September 06, 2023  
1971 NORTONIA AVE  
Page 6

If you have any questions or request additional information, please contact **Joe Yannarely** at **651-266-1920**, or you may leave a voicemail message.

Sincerely,

***Joe Yannarely***

Vacant Buildings Enforcement Inspector