



CITY OF SAINT PAUL

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Saint Paul, MN 55101-1806

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November 16, 2021

Wilmington Savings Fund Society FSB Trust  
c/o Pretium Mortgage Credit Management  
120 S 6th St Ste 2100  
Minneapolis MN 55402-1823

## 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:**

**1457 3RD ST E**

With the following Historic Preservation information: NONE

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

EASTVIEW ADDITION LOT 11 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 November 3, 2021 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, single-family dwelling with a built-in, one-stall garage, and a wooden shed located at the rear of the property.

The following is excerpted from the September 16, 2019 expired Code Compliance Report:

### **BUILDING**

1. Ensure basement cellar floor is even, is cleanable, and all holes are filled.

2. Provide proper drainage around house to direct water away from foundation of house.
3. Install rain leaders to direct drainage away from foundation.
4. Properly install windows with required house wrap and trim. Owner using insert windows; old sash still in place.
5. Repair and paint storage shed or remove.
6. Rebuild retaining walls with proper granular fill and drainage.
7. Basement garage to be fire rated at common ceiling and wall.
8. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
9. Provide complete storms and screens, in good repair for all door and window openings.
10. Repair walls, ceiling, and floors throughout, as necessary.
11. 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.
12. Where wall and ceiling covering is removed install full thickness or code-specified insulation.
13. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
14. Provide major clean-up of premises.
15. Repair siding, soffit, fascia, trim, etc. as necessary.
16. 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. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers.
3. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.
4. Properly strap and support cables and/or conduits.
5. Remove all cord wiring used as a substitute for fixed wiring.
6. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
7. 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.
8. Install box extensions on devices mounted in wood paneling and tile.
9. 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.
10. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Illegal wiring throughout home.
11. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards.
12. Properly wire electric range receptacle/branch circuit/overcurrent device to current NEC.
13. Properly wire furnace to current NEC.
14. Properly wire electric water heater to current NEC.

15. Properly wire microwave/hood fan above range to current NEC.
16. Properly wire dishwasher/disposal to current NEC.
17. Illegally upgraded service panel. Wire and ground to current NEC including mast and meter.
18. Ensure/rewire all electrical associated with NM cables to current NEC. An electrical permit was never purchased for that wiring. Remove all sheetrock as necessary to perform a rough-in inspection.
19. 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.
20. Provide a complete circuit directory at service panel indicating location and use of all circuits.
21. 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 a proper fixture vent to code.
4. Basement -Laundry Tub - Install the waste piping to code.
5. Basement -Lavatory - Install a proper fixture vent to code.
6. Basement -Lavatory - Install the waste piping to code.
7. Basement -Soil and Waste Piping - Replace all improper connections, transitions, fittings, or pipe usage.
8. Basement -Toilet Facilities - Install a proper fixture vent to code.
9. Basement -Toilet Facilities - Install the waste piping to code.
10. Basement -Tub and Shower - Install the water piping to code.
11. Basement -Tub and Shower - Install scald and thermal shock protection, ASSE Standard 1016.
12. Basement -Water Heater - The water heater must be fired and in service.
13. First Floor -Gas Piping - Install an approved shut off; connector and gas piping for the range.
14. First Floor -Lavatory - Install the waste piping to code.
15. First Floor -Sink - Install a proper fixture vent to code.
16. 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. Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.

2. 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.
3. Move return air intake a minimum of ten (10) feet from furnace flue draft diverter or relocate it to another room. Provide a means of returning air from every habitable room to the furnace. Return air cannot be taken from closets, bathrooms, toilet rooms, kitchen, or mechanical rooms.
4. Replace furnace/boiler flue venting to code.
5. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
6. Vent clothes dryer to code.
7. Provide adequate combustion air and support duct to code.
8. Provide support for gas lines to code.
9. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
10. 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.
11. 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.
12. Repair and/or replace heating registers as necessary.
13. Provide heat in every habitable room and bathrooms.
14. Submit documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings.
15. Submit documentation verifying that A/C system is operable, if not, repair, replace or remove and seal all openings.
16. Mechanical permits are required for the above work.
17. All existing mechanical equipment, duct work and all gas piping must be tested and re-certified by a licensed Mechanical Contractor and inspected under permit. All existing Mechanical equipment will be required to meet current codes being enforced at time of inspection.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **December 16, 2021** 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