



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
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355

August 05, 2011

11-009891

Deutsche Bank Nat Trust Co
4828 Loop Central Dr
Houston TX 77081-2212

Ryan Johnson Group
c/o Jen
7365 Kirkwood Court Ste 200
Maple Grove MN 55369

Wilford & Geske
8425 Seasons Pkwy #105
Woodbury MN 55125-4393

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:

701 MARYLAND AVE E

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

Oak Ville Park Lot 10 Blk 10

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 July 27, 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 three story, wood frame, five unit building and a three stall, wood frame detached garage.

The following Deficiency List is excerpted from the April 4, 2011, Fire Team Inspection, Code Compliance Notice.

DEFICIENCY LIST

1. ALL BUILDING - SPLC 34.19 - Provide access to the inspector to all areas of the building.
2. EXTERIOR - ADDRESS NUMBERS - SPLC 71.01 - The address posted is not visible from street. (HN-1)
 - Provide front and rear of garage.-
 - Provide address numbers that contrast with the background.
 - Provide reflective numbers or background or illuminate at night.
3. EXTERIOR - CONCRETE STEPS - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-
 - Repair/replace damaged/defective concrete steps front and side.
4. EXTERIOR - DOORS - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-
 - Exterior entry doors and storm doors to be in good condition and properly functional.
5. EXTERIOR - GARAGE - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration.
 - Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Repair garage.
6. EXTERIOR - KEYBOX - MSFC 506.2 - Call Fire Department communication center at (651) 224-7371 to make arrangements to have the keybox opened when you have the correct keys on site.
7. EXTERIOR - REAR EXTERIOR STAIRWELL - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-
 - Rear exterior stairwell not checked--snow covered.
 - To be inspected by City Building Inspector for structural integrity.
 - Repair/replace rear stairwell as needed.
8. EXTERIOR - RETAINING WALL - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-
 - Repair/replace retaining wall.

9. EXTERIOR - SIDEWALKS - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.-
 - Repair/replace private sidewalks to a smooth and trip free condition.
10. EXTERIOR - STORAGE - SPLC 34.08 (6), 34.31 (4) - Remove the accumulation of exterior storage that creates a nuisance or harbors rodents.-
 - Remove accumulation of discarded televisions, computers, monitors etc.
11. EXTERIOR - UNIT ENTRY FIRE DOORS - MSFC 703 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be:-
 - Repair and maintain the door closer.
 - Repair and maintain the door latch.
12. EXTERIOR - WALLS - SPLC 34.09 (1) b,c, 34.32 (1) b,c - Provide and maintain all exterior walls free from holes and deterioration.
 - Replace any deteriorated/rotting wood areas.
 - 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.
 - Repair stucco walls.
 - Tuckpoint walls/foundation.-Includes interior of porches.
13. EXTERIOR - WINDOWS - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-
 - Windows to be in good repair--trim, frame, sashes, glazing, glass etc.
 - Replace missing windows.
14. EXTERIOR - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens.
15. INTERIOR - CO/SDA - SPLC 39.02(c) - Complete and sign the required CO/smoke detector affidavit and return it to this office.
16. INTERIOR - FIRE ALARM - MSFC 901.6 - The fire alarm system must be maintained in a operative condition at all times, replace or repair where defective.
 - Fire alarm system has missing detectors.
 - Building fire alarm system to be properly repaired under permit.
17. INTERIOR - FIRE ALARM ANNUAL TESTING - MSFC 907.20 as amended - Provide required annual maintenance of the fire alarm system by a qualified person and provide written documentation to this office as proof of compliance.
18. INTERIOR - FIRE EXTINGUISHERS - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.-
 - Provide one minimum 1A10BC fire extinguisher within each apartment unit or a minimum 2A10BC not be more than 50' travel distance from each apartment

entrance. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations

19. INTERIOR - EXTERMINATION - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-
 - Dead rats seen.
 - Provide extermination by a licensed exterminator.
20. INTERIOR BASEMENT - REAR STAIRWAY - SPLC 34.10 (3), 34.33(2) - Repair or replace the unsafe stairway in an approved manner.
 - Rear stairwell not supported.
 - Repair/replace stairway.
21. INTERIOR BASEMENT - STRUCTURAL - SPLC 34.10 (2), 34.33 - Repair and maintain the damaged structural member. This repair may require a building permit, call DSI at (651) 266-9090.-
 - Basement has several temporary support posts.
 - Basement to be inspected by City Building Inspector for structural integrity.
22. INTERIOR BASEMENT - FIRE RATED CEILING - MSFC 703 - Provide and maintain fire rated floor and/or ceiling construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090. The minimum rating must be:-
 - Provide one hour rated basement ceiling.
 - Currently has sprinkler heads over furnace in lieu of fire rating entire ceiling.
23. INTERIOR BASEMENT - HANDRAILS - SPLC 34.10 (3), 34.33(2) - Repair or replace the damaged handrail in an approved manner.-
 - Provide handrails easily grippable--too close to wall.
24. INTERIOR HALLWAYS/STAIRWELLS - HANDRAILS - SPLC 34.10 (3), 34.33(2) - Repair or replace the damaged handrail in an approved manner.-
 - Provide handrail easily grippable full length of front stairway.
25. INTERIOR HALLWAYS/STAIRWELLS - WALLS/CEILINGS - MSFC 703 - Provide and maintain fire rated wall construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090. The minimum rating must be:-
 - Repair all holes in walls, ceilings.
 - Seal around all pipe penetrations.
26. MECHANICAL - HEATING REPORT - SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test.
 - Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.

27. PLUMBING BASEMENT - GAS PIPING - MFGC 409.5 - Provide an approved gas shut off valve within 6 feet of the appliance in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-
- GAS PIPING: DRYER GAS SHUTOFF; CONNECTER OR PIPING IS INCORRECT (IFGC 402.1);
 - RUN DRYER VENT TO CODE (IFGC 613.2 - IMC 604.1).
28. PLUMBING BASEMENT - LAUNDRY TUBS - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-
LAUNDRY TUBS:
- WASTE INCORRECT (MPC 2500);
 - PROVIDE A VACUUM BREAKER FOR THE SPOUT (MPC 2000).
29. PLUMBING BASEMENT - SOIL AND WASTE PIPING - SPLC 34.11 (4), 34.34 (1), MPC 4715.0900 MPC 4715.0220S - Provide and maintain an approved waste trap.-
SOIL AND WASTE PIPING:
- NO SOIL STACK BASE CLEAN OUT (MPC 1000);
 - UNPLUGGED OR OPEN PIPING; BACK PITCHED PIPING (MPC 2400);
 - IMPROPER PIPE SUPPORTS (MPC 1430 SUBP 4);
 - IMPROPER CONNECTIONS, TRANSITIONS, FITTINGS OR PIPE USAGE (MPC 2420);
 - REPLACE CORRODED CAST IRON OR STEEL WASTE PIPING(MPC 0200);
 - REPLACE THE FLOOR DRAIN COVER OR CLEAN OUT PLUG (MPC1300).
30. PLUMBING BASEMENT - WATER HEATER - MFGC Chapter 4 - Provide or replace fuel equipment piping in compliance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-9090.-
WATER HEATER:
- T & P RELIEF DISCHARGE PIPING INCORRECT (MPC 2210. SUBP 4);
 - NO GAS SHUT OFF OR GAS PIPING INCORRECT(IFGC 402.1);
 - VENT MUST BE IN THE CHIMNEY LINER(IFGC 501.12);
 - WATER PIPING INCORRECT (MPC 1730 SUBP1);
 - NOT FIRED OR IN SERVICE (MPC 2180).
31. PLUMBING BASEMENT - WATER METER - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-
WATER METER:
- SUPPORT METER PROPERLY (MPC 2280)
 - METER IS REMOVED; NOT IN SERVICE (MPC4715.1700);
 - SERVICE VALVES NOT FUNCTIONAL OR CORRECT)MPC 1800. SUBP 3,4).
32. PLUMBING BASEMENT - WATER PIPING - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 4715.0200.C - Provide an approved number and type of plumbing fixtures.-

WATER PIPING:

- REPAIR OR REPLACE ALL CORRODED, BROKEN OR LEAKING PIPING (MPC 4715.1720);
- BOILER FILL WATER LINE REQUIRES BACKFLOW ASSEMBLY OR DEVICE (MPC 2100);
- RPZ IS REQUIRED.

33. PLUMBING UNIT #1 - GAS PIPING - MFGC 409.5 - Provide an approved gas shut off valve within 6 feet of the appliance in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-

GAS PIPING:

- RANGE GAS SHUTOFF, CONNECTOR OR PIPING INCORRECT (IFGC 402.1).

34. PLUMBING UNIT #1 - LAVATORY - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-LAVATORY:

- WASTE INCORRECT (MPC 2399).

35. PLUMBING UNIT #1 - SINK - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-SINK:

- WASTE INCORRECT (MPC 2300);
- WATER PIPING INCORRECT (MPC 0200.0).

36. PLUMBING UNIT #1 - TOILET - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-

TOILET:

- INCORRECTLY VENTED (MPC 2500)
- RESET TO CODE.

37. PLUMBING UNIT #1 - TUB AND SHOWER - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-

TUB AND SHOWER:

- UNVENTED (MPC 0200.E);
- PROVIDE ANTI-SCALD VALVE (MPC 1280 SUBP 5);
- REPLACE WASTE AND OVERFLOW (MPC 1240).

38. PLUMBING UNIT #2 - GAS PIPING - MFGC 409.5 - Provide an approved gas shut off valve within 6 feet of the appliance in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-

GAS PIPING:

- RANGE GAS SHUTOFF, CONECTOR OR PIPING INCORRECT (IFGC 402.1).

39. PLUMBING UNIT #2 - LAVATORY - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.
LAVATORY:
- WASTE INCORRECT (MPC 2300).
40. PLUMBING UNIT #2 - SINK - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-
SINK:
- WASTE INCORRECT (MPC 2300).
41. PLUMBING UNIT #2 - TOILET - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-
TOILET:
- INCORRECTLY VENTED (MPC 2500)
 - RESET TO CODE.
42. PLUMBING UNIT #2 - TUB AND SHOWER - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-
TUB AND SHOWER:
- UNVENTED (MPC 0200.E);
 - PROVIDE ANTI-SCALD VALVE (MPC1380 SUBP5);
 - REPLACE WASTE AND OVERFLOW (MPC 1240).
43. PLUMBING UNIT #3 - GAS PIPING - MFGC 409.5 - Provide an approved gas shut off valve within 6 feet of the appliance in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-
GAS PIPING:
- RANGE GAS SHUTOFF, CONNECTOR OR PIPING INCORRECT (IFGC 402.1).
44. PLUMBING UNIT #3 - LAVATORY - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.
LAVATORY:
- WASTE INCORRECT (MPC2300).
45. PLUMBING UNIT #3 - SINK - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-
SINK:
- WASTE INCORRECT (MPC2300).
46. PLUMBING UNIT #3 - TOILET - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-
TOILET:

- RESET TO CODE.
47. PLUMBING UNIT #3 - TUB AND SHOWER - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-
TUB AND SHOWER:
- PROVIDE ANTI-SCALD VALVE (MP1380 SUBP 5);
 - REPLACE WASTE AND OVERFLOW (MPC 1240).
48. PLUMBING UNIT #4 - GAS PIPING - MFGC 409.5 - Provide an approved gas shut off valve within 6 feet of the appliance in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-
GAS PIPING:
- RANGE GAS SHUTOFF, CONNECTOR OR PIPING INCORRECT (IFGC 402.1).
49. PLUMBING UNIT #4 - LAVATORY - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.
LAVATORY:
- WASTE INCORRECT (MPC 2300).
50. PLUMBING UNIT #4 - TOILET - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-
TOILET:
- RESET TO CODE.
51. PLUMBING UNIT #4 - TUB AND SHOWER - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-
TUB AND SHOWER:
- PROVIDE ANTI-SCALD VALVE (MPC 1380 SUBP 5);
 - REPLACE WASTE AND OVERFLOW (MPC 1240).
52. PLUMBING UNIT #5 - GAS PIPING - MFGC 409.5 - Provide an approved gas shut off valve within 6 feet of the appliance in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-
GAS PIPING:
- RANGE GAS SHUTOFF, CONNECTOR OR PIPING INCORRECT (IFGC 604.1).
53. PLUMBING UNIT #5 - LAVATORY - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.
LAVATORY:
- UNVENTED (MPC 0200 E);
 - WASTE INCORRECT (MPC 2300).

54. PLUMBING UNIT #5 - SINK - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-
SINK:
 - WASTE INCORRECT (MPC2500).
55. PLUMBING UNIT #5 - TUB AND SHOWER - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-
TUB AND SHOWER:
 - PROVIDE ANTI-SCALD VASVE (MPC 2000.B).
56. UNITS ALL - ALL EQUIPMENT - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-
 - Refrigerators, stoves etc. to be in good repair and properly functional.
57. UNITS ALL - BATHROOM FLOORS - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.
58. UNITS ALL - BEDROOMS/EGRESS WINDOWS - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. The minimum size must be 5 square feet of glazed area with a minimum of 24 inches of openable height and 20 inches of openable width. With a finished sill height not more than 48 inches. This work may require permit(s). Call DSI at (651)- 266-9090. Refer to the Escape Windows for Residential Occupancies handout for more information.-
 - All rooms to be used as bedrooms shall be legal size and have approved sized egress window.
59. UNITS ALL - CABINETS - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-
 - Repair or replace the damaged or missing door.
 - Repair or replace the damaged or missing drawer.
 - Repair or replace the damaged framing.
 - Repair or replace the damaged or missing hardware.
60. UNITS ALL - CEILINGS - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-
 - Patch the holes and/or cracks in the ceiling.
 - Paint the ceiling.
61. UNITS ALL - CO DETECTORS - MN State Statute 299F.50 Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturers instructions.
62. UNITS ALL - DEADBOLT LOCKS - SPLC 34.09 (3) i - Provide and maintain an approved one-inch throw single cylinder deadbolt lock.

63. UNITS ALL - FLOORS - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-
 - Repair or replace the carpeting.
 - Repair or replace the floor tile.
 - Repair or replace the floor coverings.
 - Refinish the floor.
64. UNITS ALL - SANITATION - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
65. UNITS ALL - SMOKE DETECTORS - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
66. UNITS ALL - WALLS - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-
 - Patch the holes and/or cracks in the walls.
 - Paint the wall.
 - Seal around all pipe penetrations.
 - Repair walls around bathtubs and remove deteriorated caulking and re-caulk around bathtubs.
67. UNITS ALL - WINDOW LOCKS - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window lock.
68. UNITS ALL - WOODWORK - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.-
 - All interior woodwork to be in good repair--interior doors, baseboards, window trim door trim etc.
69. ELECTRICAL - SPLC 34.14 (2) a - Ground the electrical service to the water service with a copper conductor within 5' of the entrance point of the water service.
70. ELECTRICAL - SPLC 34.14 (2) a - Bond around the water meter with a copper wire sized for the electrical service per Article 250 of the NEC.
71. ELECTRICAL - SPLC 34.14 (2) a, c - Provide a complete circuit directory at service panel indicating location and use of all circuits.
72. ELECTRICAL - SPLC 34.14 (2) c - Verify/install a separate 20 ampere laundry circuit in basement & a separate 20 ampere kitchen appliance circuits in all units.
73. ELECTRICAL - MSFC 605.1 – Verify that fuses/circuit breaker amperage matches wire size.
74. ELECTRICAL - MSFC 605.6 - Close openings in junction boxes with knockout seals, breaker blanks, and/or junction box covers.

75. ELECTRICAL - SPLC 34.14 (2) c - Ground bathroom and kitchen sink lights on first/second floors.
76. ELECTRICAL - MSFC 605.1 - Install globe-type enclosed light fixtures on all closet lights.
77. ELECTRICAL - MSFC 605.1, 605.6 - Repair or replace all broken, missing, or loose light fixtures, switches & outlets, covers, and plates.
78. ELECTRICAL - MSFC 605.1 - Check all outlets for proper polarity and verify ground on 3-prong outlets. Repair or replace to NEC 406.4.
79. ELECTRICAL- SPLC 34.14 (2) f - Install exterior lights at front and back door.
80. ELECTRICAL - MSFC 605.1 - Remove and/or rewire all illegal, improper, or hazardous wiring in basement/garage.
81. ELECTRICAL - SPLC 34.14 (2) b,c - Add a duplex outlet in: unit 1 SW bedroom, unit 2 living room and dining room, unit 3 SW & NW bedrooms, unit 4 SE bedroom, and unit 5 W, SW, and SE bedrooms.
82. ELECTRICAL - MFSC 605.1 - Move receptacles and lights in units where in bathroom shower area.
83. ELECTRICAL - MFSC 605.1 - Insure front porch light bulb wattage does not exceed fixture rating.
84. ELECTRICAL -NEC - All added receptacles must be grounded, and in dwelling units must also be tamper-resistant and be on an Arc-Fault Circuit Interrupter protected circuit.
85. ELECTRICAL - NEC - Any open walls or walls opened as part of this project must be wired to the standards of the current NEC
86. ELECTRICAL - Minnesota Electrical Act - All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.
87. MECHANICAL - BASEMENT - MNFGC 409.5 - Install approved lever handle manual gas shutoff valve on boiler and remove unapproved valves.
88. MECHANICAL - BASEMENT - MNFGC 409.1 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
89. MECHANICAL - BASEMENT - HEATING REPORT - SPLC 34.11 (6) - Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.

90. MECHANICAL - BASEMENT - MNFGC 501.12 - Install approved metal chimney liner.
91. MECHANICAL - BASEMENT - MNFGC 501.12 - Connect boiler and water heater venting into chimney liner.
92. MECHANICAL - BASEMENT - MNFGC - 304 - Provide adequate combustion air and support duct to code.
93. MECHANICAL - BASEMENT - MNFGC - 407 - Provide support for gas lines to code.
94. MECHANICAL - BASEMENT - MNMC 103 - Plug, cap and/or remove all disconnected gas lines and unapproved valves.
95. MECHANICAL - ALL UNITS - MNRC R303.3 - Provide appropriate size operable window in bathrooms or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
96. MECHANICAL - ALL UNITS- SPLC 34.11(6) - Provide heat in every habitable room and bathrooms.
97. MECHANICAL - BASEMENT - MNMC 103 - Support supply and return piping for heating system according to code.
98. MECHANICAL - ALL UNITS - MNMC 103 - Repair or replace radiator valves as needed.
99. MECHANICAL - MN RULES 1300.0120 - Gas and hydronic 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 **September 6, 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 **Tom Friel** between the hours of 8:00 and 9:30 a.m. at **651-266-1906**, or you may leave a voice mail message.

Sincerely,

Tom Friel
Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council