



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

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355.0

December 16, 2015

15-009721

Mao Vang/Dao P Yang  
595 Jessamine Ave E  
St Paul MN 55130-3744

Dao Peter Yang  
119 Sycamore St E  
St Paul MN 55117

Joe Cieminski  
US Bank  
6000 American Pkwy  
Madison WI 53783

## 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:**

**595 JESSAMINE AVE E**

With the following Historic Preservation information: NONE

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

Joseph R Weides 4th Addition Lot 17 Blk 2

**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 December 2, 2015 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 with a detached two-stall garage and an attached lean-to on the west side of garage.

The following is excerpted from the June 29, 2015 Code Compliance Inspection Report:

### **BUILDING**

1. Insure basement cellar floor is even, is cleanable, and all holes are filled.
2. Provide functional hardware at all doors and windows.
3. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
4. Repair or replace damaged doors and frames as necessary, including storm doors.
5. Weather seal exterior doors, threshold and weather-stripping.
6. Install floor covering in bathroom and kitchen that is impervious to water.
7. 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.
8. 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.
9. Charred building components shall be scraped or sandblasted completely clean and water-damaged components replaced. A determination of necessary fire damage corrective measures shall be made by this department or by a registered structural engineer as to replacement, repairs, etc. All smoke damaged and charred members shall be cleaned, sealed and deodorized.
10. Provide fire block construction as necessary and seal chases in basement ceiling.
11. Where wall and ceiling covering is removed install full thickness or code-specified insulation.
12. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed.
13. Air-seal and insulate attic/access door.
14. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
15. Provide major clean-up of premises.
16. Repair siding, soffit, fascia, trim, etc. as necessary.
17. Provide proper drainage around house to direct water away from foundation of house.
18. Provide proper drainage around house to direct water away from foundation of garage.
19. Install downspouts and a complete gutter system.
20. Install rain leaders to direct drainage away from foundation.
21. Provide general rehabilitation of garage.
22. Install address numbers visible from street and on the alley side of garage.
23. Tuck Point interior/exterior of foundation as necessary.
24. Grade must drain away from foundation of dwelling. Maintain six inch clearance between wood and soil.
25. Remove all wall covering and insulation from structure to framing and repair to code, call for inspections before covering.
26. Remove all damaged siding and repair framing and sheathing as needed. Also install weather barrier and have all required inspections.
27. Home was full of belongings at time of inspection and did not have access to all sections of building.

28. Floor joist at bottom of basement stairs (overhead) are dropping and need added support.
29. Replace all floor covering.
30. Repair roof covering on east side as needed.
31. Remove lean-to from west side of garage.
32. Remove or encapsulate asbestos in an approved manner.
33. 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).
34. Maintain one hour fire separation between dwelling units and between units and common areas.
35. 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.
36. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc. as necessary.
37. Provide complete storms and screens, in good repair for all door and window openings.
38. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner.

#### **ELECTRICAL**

1. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. House damaged by fire. rewire house to current NEC.
3. 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.
4. Provide a complete circuit directory at service panel indicating location and use of all circuits.
5. Properly strap and support cables and/or conduits.
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 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.
9. Properly support/wire exterior luminaire (light fixture) at entry door.
10. Install receptacle for garage door opener.
11. Basement -Attic -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
12. Garage -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
13. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

#### **PLUMBING**

1. All damaged waste, vent, water, and gas systems to be repaired or replaced. Air test required on all gas piping. MPC 4715.2850 (AIR TEST OF DEFECTIVE PLUMBING). All plumbing to hold final air test.

2. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

### **HEATING**

1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
2. Clean and Orsat test 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.
3. Provide thirty (30) inches of clearance in front of furnace for service.
4. Connect water heater venting into chimney liner.
5. Provide adequate clearance from flue vent pipe on furnaces 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.
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. A mechanical ventilation permit will be required for the bath fan.
11. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
12. Repair and/or replace heating registers as necessary.
13. Provide heat in every habitable room and bathrooms.
14. Conduct witnessed pressure test on gas piping system and check for leaks.
15. Mechanical gas permit is 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 **January 15, 2016** 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