



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

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August 11, 2010

08-046770

Buy Rite Companies LLC  
546 Rice St Ste 200  
St Paul MN 55103-2116

Michael Horn  
MCA Properties LLC  
PO Box 130542  
Roseville, MN 55113

Deutsche Bank National Trust Co..  
c/o 1300 Quail Street  
Newport Beach, CA 92660

Claude Worrell  
Bankers Asset c/o Re-Max Results  
1118 Cedar Lake Road S  
Minneapolis MN 55405

Globe Contracting LLC  
c/o Chase Peloquin  
28565 Lakeside Dr  
Lindstrom MN 55045-4406

Usset, Weingargen & Liebo, PLLP  
4500 Park Glen Rd, #300  
Minneapolis, MN 55416

## 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:**

**620 MARYLAND AVE E**

With the following Historic Preservation information: NONE

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

Joseph R Weides Addition Lot 12 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 April 1, 2010 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 and its detached, oversized, single stall, wood frame garage

## **BUILDING**

1. Fix wall at lower unit tub, lower corner rotted out.
2. Provide guardrail in attic at stairs.
3. Clean out attic.
4. Insulate attic to code.
5. Remove wall and ceiling covering in attic and provide coverings to meet fire resistant requirement – ½” drywall.
6. Provide sill plate where necessary at garage.
7. Provide straps to code at front entry.
8. Replace or repair storm doors.
9. Re-level rear porch as much as possible.
10. Re-plumb garage walls and fix floor.
11. Remove or clean carpeting in all areas.
12. Secure posts at beam to beam.
13. Insure basement cellar floor is even, is cleanable, and all holes are filled.
14. Install handrails and guardrails at all stairways, including basement stairways, per attachment.
15. Strap or support top of stair stringers.
16. Tuck Point interior/exterior of foundation.
17. Install floor covering in the bathroom and kitchen that is impervious to water.
18. Maintain one-hour fire-separation between dwelling units and between units and common areas.
19. Install tempered or safety glass in window over stair landing to Code.
20. Install tempered or safety glass in window over bathtub to Code.
21. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
22. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
23. Provide complete storms and screens, in good repair, for all door and window openings.
24. Repair walls, ceilings and floors throughout, as necessary.
25. Re-level structure as much as is practical.
26. Where wall and ceiling covering is removed install full-thickness or code-specified insulation.
27. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St. Paul Legislative Code, Chap. 34 for additional information).

28. Any framing members that 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 headered, etc.) are to be reconstructed as per code.
29. Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, or a minimum of 8 sq. ft., one-half of which shall operate; and all bedroom windows shall meet emergency egress requirements (20" minimum width, 24" minimum height, but not less than 5.7 sq. ft. overall openable area; minimum 5.0 sq. ft. openable area if sill height is within 44 inches of grade).
30. Provide smoke detectors per the Minnesota Building Code and carbon monoxide detectors per State law.
31. Repair siding, soffit, fascia, trim, etc. as necessary.
32. Provide weather-sealed, air-sealed, and vermin-sealed exterior.
33. Provide proper drainage around house to direct water away from foundation.
34. Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation.
35. Install downspouts and a complete gutter system.
36. Provide general rehabilitation of garage.

### **ELECTRICAL**

1. Ground the electrical service to the water service with a copper conductor within 5' of the entrance point of the water service.
2. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC.
3. Provide a complete circuit directory at service panel indicating location and use of all circuits.
4. Verify that fuse/circuit breaker amperage matches wire size.
5. Properly strap cables and conduits in basement/ service conduit on the exterior of the house and meters.
6. Ground bathroom light in first and second bathroom and disconnect receptacle on fixture.
7. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
8. Check all outlets for proper polarity and verify ground on 3-prong outlets.
9. Install hard-wired, battery backup smoke detector as specified in Bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms.
10. Install exterior lights at front entry doors.
11. *All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.*

12. *All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.*
13. *Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.*
14. *All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1.*
15. Add a receptacle in second floor west bedroom.
16. Remove kitchen cabinets on second floor ground electrical panel.
17. Install proper main breaker in second floor panel and seal openings in back of panel.

### **PLUMBING**

All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.

#### **Basement**

1. There was no access to the basement. Therefore the inspector was unable to inspect. However bring basement up to code as needed.

#### **First Floor**

2. The lavatory is un-vented and the waste and water piping are incorrect.
3. Replace toilet ball cock.

#### **Second floor**

4. The kitchen sink waste is incorrect.
5. Replace tub stopper and provide access.

#### **Exterior**

6. Verify proper venting and flashing.

### **HEATING**

1. Clean and Orsat test boiler burners. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating units are safe.
2. Verify that the chimney liner is intact.
3. Reinstall heating system to code.
4. Conduct witnessed pressure test on hot water heating system and check for leaks.
5. Gas and hydronic mechanical permits are required for the above work.

#### **Notes:**

Both boilers have been stripped of heating piping. Gas piping is still connected.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **on September 20, 2010**, 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.

November 12, 2010  
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If you have any questions or request additional information please contact **Ed Smith** between the hours of 8:00 and 9:30 a.m. at **651-266-1917**, or you may leave a voice mail message.

Sincerely,

Ed Smith  
Vacant Buildings Enforcement Inspector

cc: Mary Erickson - Council Research  
Cindy Carlson - PED Housing  
Amy Spong – Heritage Preservation

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