



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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November 17, 2010

05-116106

Deutsche Bank National Trust  
c/o Chase Home Finance LLC  
10790 Rancho Bernardo Rd  
San Diego CA 92127-5705

Mahmood U. Hassan  
7735 Teal Rd  
Woodbury, MN 55125

Mahmood Hassan  
PO Box 28675  
Oakdale MN 55128

Peterson, Fram & Bergman  
55 East Fifth Street, Ste. 800  
St. Paul, MN 55101

Bank Of Record  
c/o Rob Lentz  
3464 Washington Drive Ste 100  
Eagan MN 55122

## 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:**

**686 BRADLEY ST**

With the following Historic Preservation information:

District: NA Building Name: Nels Okeson House Inventory #: RA-SPC-0366

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

Sub Of And Add To Irvines Add The W 70 Ft Of Lot 9 Blk 3

**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 September 22, 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.

This Deficiency List is the substance of the November 1, 2007 Code Compliance Report prepared for this property.

### **BUILDING**

1. Insure basement cellar floor is level, is cleanable, and all holes are filled.
2. Install hand and guardrails on all stairways and steps as per attachment.
3. Install plinth blocks under posts in basement.
4. Tuck Point interior/exterior foundation.
5. Install floor covering in the bathroom and kitchen that is impervious to water.
6. Install twenty minute fire-rated doors, with a self-closing device, between common areas and individual units.
7. Install tempered glass in window over bathtub to Code.
8. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
9. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
10. Provide complete storms and screens, and repair all door and window openings.
11. Repair walls and ceilings throughout, as necessary.
12. Re-level structure as much as is practical.
13. Where wall and ceiling covering is removed, attic, replace doors and windows, (insulation, glass, weather stripping, etc.) shall meet new energy code standards.
14. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
15. Habitable rooms with new usage, 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" wide minimum, 24" high minimum but not less than 5.7 sq. ft. overall).
16. Provide general clean-up of premise.
17. Provide smoke detectors as per the Minnesota State Building Code.
18. Repair soffit, fascia trim, etc. as necessary.
19. Provide proper drainage around house to direct water away from foundation.
20. Totally rebuild front porch foundation floor walls and roof to code. (needs to be raised up.)
21. Submit engineers report for foundation and brickwork and scope of corrections.
22. Install landings to code on outside stairs or steps.
23. Rear basement entry supply covered area for stairs area.
24. Remove vinyl siding and install weather barrier per code with inspections.
25. Install new exterior door to basement.

26. Move second floor electrical panel to second floor or to common area or install one hour fire rated area to electrical panel that meets code.
27. Replace or repair basement stairs to code with handrails that meet code.
28. Re-install toilet on first floor and repair flooring.
29. Third floor has only two legal bedrooms.
30. Insure one hour fire rating between units.

## **ELECTRICAL**

1. Ground the electrical service to the water service within 5' of the entrance point of the water service. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC.
2. Provide a complete circuit directory at service panel.
3. Close open knockouts in service panel with knockout seals.
4. Properly strap cables and conduits in basement.
5. Provide one (1) light for each 200 square feet in unfinished basement. One light must be switched at top of stairs.
6. Install GFCI receptacle in first and second floor bathroom adjacent to the sink.
7. Ground bathroom light in second floor bathroom and rewire light to code.
8. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
9. Check all 3-wire outlets for proper polarity and verify ground.
10. Remove any 3-wire ungrounded outlets, and replace with 2-wire, or ground 3-wire to code.
11. Through-out building, install outlets and light fixtures, as specified in Bulletin 80-1.
12. Install hard-wired, battery backup smoke detector, as specified in Bulletin 80-1, and other smoke detectors as required by the IRC.
13. Install exterior lights at side and back entry doors.
14. Install junction boxes at splices on first, second and third floor. Make all boxes accessible.

All electrical work must be done by a licensed electrical contractor under an electrical permit. Any open walls, or walls that are opened as part of this project, must be wired to the standards of the 2005 NEC.

## **PLUMBING**

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

1. No gas shutoff or gas piping incorrect on water heater.

2. Water heater not fired or in service.
3. Provide two water heaters.
4. No water piping after meter.
5. Repair or replace all corroded, broken or leaking water piping.
6. Water pipe sizing incorrect.
7. Replace improper gas piping or fittings.
8. Range gas shutoff, connector or gas piping incorrect.
9. Remove and cap all unused gas pipe.
10. No front sewer cleanout; no soil stack base cleanout on soil and waste.
11. Improper connections, transitions, fitting or pipe usage on soil and waste.
12. Laundry tub unvented.
13. Waste incorrect in laundry tub.
14. Fixture is broken or parts missing in laundry tub.
15. Faucet is missing, broken or parts missing in laundry tub.
16. Lavatory unvented on first floor.
17. Waste incorrect in lavatory on first floor.
18. Reset to code the water closet.
19. Provide anti scald, anti siphon tub filler.
20. Kitchen sink unvented on second floor.
21. Waste incorrect in kitchen sink on second floor.
22. Provide anti siphon tub filler.
23. Reset to code the water closet.

### **HEATING**

1. Clean and Orsat furnace, basement furnace burner. Check all controls for proper operation. Submit report from licensed contractor.
2. Provide heat in every habitable room and bathrooms including first floor bathroom.
3. Under cut third floor doors or provide transfers.
4. Second floor furnace has been removed, install to code new furnace with all proper permits and inspections and witnessed gas test required.
5. Filter access cover required for basement furnace.
6. Drive cleats required on supply ducting in basement.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **December 17, 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.

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If you have any questions or request additional information please contact **Rich Singerhouse** between the hours of 8:00 and 9:30 a.m. at **651-266-1945**, or you may leave a voice mail message.

Sincerely,

Rich Singerhouse  
Vacant Buildings Enforcement Inspector

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

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