



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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June 06, 2011

07-206668

Prism Real Estate Inc  
6465 Wayzata Blvd #304  
Minneapolis MN 55426-1730

MTGLQ Investors  
100 N Second Avenue St 2005  
St Petersburg FL 33701

MD Webb Inc  
c/o Michael Olsen  
659 Bielenberg Drive  
Woodbury MN 55125

## 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:**

**978 DESOTO ST**

With the following Historic Preservation information: NONE

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

Fairview Addition Lot 10 Blk 13

**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 May 19, 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 single story, wood frame, single family dwelling and a wood frame shed.

The following Deficiency List is excerpted from the July 27, 2009, Code Compliance Report.

## **BUILDING**

- Insure basement cellar floor is even, cleanable and all holes are filled
- Tuck Point interior/exterior of foundation as necessary
- Permanently secure top and bottom of support posts in an approved manner
- Provide adequate access, ventilation and clearance in crawl space area
- Provide complete storms and screens, in good repair for all door and window openings
- Provide thumb type deadbolts for all entry doors. Remove any surface bolts
- Repair or replace damaged doors and frames as necessary, including storm doors
- Weather seal exterior doors
- Install floor covering in bathroom and kitchen that is impervious to water
- Repair walls, ceiling and floors throughout, as necessary
- 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).
- Install attic insulation according to applicable code
- Air-seal and insulate attic access door in an approved manner
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.
- Provide general clean-up of premise
- Verify proper venting of bath exhaust fan to exterior
- Replace or repair landing and stairway per code
- Repair siding, soffit, fascia, trim, etc. as necessary
- Provide proper drainage around house to direct water away from foundation of house.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Provide durable, dustless parking surface as specified in the zoning code.
- Close in open stair risers to maintain an opening no greater than 4 inches
- Repair side entry deck, deck boards and provide risers at stairs.
- Cleanout under rear addition and ventilate to code.
- Remove shed at rear of property or re-construct to code.
- Provide new wood trim between siding and skirt board at exterior of house all sides as needed.
- Provide new skirt board as necessary.

- Place plastic sheeting over grade in crawl space.
- Provide support posts, footing and beams on each side of basement stairs, area need to be re-supported.
- Provide new joists, beams, posts and footings as necessary in area next to addition, several joists are deteriorated or gone.
- Re-construct south basement wall where basement window is gone and framing is allowing dirt to come in.
- Provide window wells as necessary.
- Provide risers, guardrail and handrail at basement stairs.

### **ELECTRICAL**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Install listed circuit breakers
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
- Provide one (1) light for each 200 square feet in unfinished basement. One light must be switched on from the top of the stairs
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Properly wire exterior lights at front door
- Remove and or/ re-wire all illegal, improper or hazardous wiring in on second floor.
- Add a receptacle in the dining room, living room and first floor northwest bedroom.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- All electrical work must be done by a Minnesota-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 2008 NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).

### **PLUMBING**

- Basement - Water Heater - No gas shut off or gas piping incorrect
- Basement - Water Heater - T and P relief discharge piping incorrect
- Basement - Water Heater - Vent must be in chimney liner

- Basement - Water Heater - gas venting incorrect
- Basement - Water Heater - not fired or in service
- Basement - Water Meter - corroded piping; incorrect piping
- Basement - Water Meter - meter is removed or not in service
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping
- Basement - Water Piping - run 1 inch water line from meter to first major take off
- Basement - Soil and Waste Piping - back pitched piping
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage
- Basement - Soil and Waste Piping - improper pipe supports
- Basement - Soil and Waste Piping - no soil stack base clean out
- First Floor - Gas Piping - dryer gas shutoff; connector or piping incorrect
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect
- First Floor - Laundry box - unvented
- First Floor - Laundry box - waste incorrect
- First Floor - Sink - unvented
- First Floor - Sink - waste incorrect
- First Floor - Tub and Shower - Provide a vacuum breaker for the handheld shower
- First Floor - Tub and Shower - Provide access
- First Floor - Tub and Shower - provide stopper

### HEATING

- Vent clothes dryer to code.
- Provide support for gas lines to code. Plug, cap and/or remove all disconnected gas lines. Remove all existing plug valves. Witnessed air test all gas piping.
- Provide appropriate size openable window in all bathrooms or prove approved bathroom exhaust fan is vented to the exterior (Ventilation permit maybe required).
- Provide heat in every habitable room and bathrooms.
- Install heating system to code with all proper permits, tests and inspections required.
- Mechanical permits are required for the above work including a GAS permit.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **July 7, 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.

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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 Supervisor

cc: Legistar Approval list and City Council

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