DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement

CITY OF SAINT PAUL

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

Telephone: 651-266-8989
Facsimile: 651-266-1919
Web: www.stpaul.gov/dsi

May 09, 2022

3packet.Com Inc
3111 West Polk Ave
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Order to Abate Nuisance Building(s)

Dear Responsible or Interested Party:

The Vacant/Nuisance Buildings Unit, Department of the Department of Safety and Inspections, Division of Code Enforcement, hereby declares the premises located at:

1802 ROSS AVE

With the following Historic Preservation information: District: Sign (Split): SSD-WBA White Bear Ave/outside of sign zoning

and legally described as follows, to wit:

AURORA ADDITION AURORA ADDITION LOT 10 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 May 4, 2022 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 one and one-half story, wood frame, single-family dwelling with a detached, one-stall garage.

The following is excerpted from the December 17, 2020 expired Code Compliance Report:

BUILDING

1. Dry out basement and eliminate source of moisture.
2. Where wall and ceiling covering is removed install full thickness or code-specified insulation.
3. Air-seal and insulate attic/access door.
4. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
5. Provide major clean-up of premises.
6. Provide weather sealed, air sealed and vermin sealed exterior.
7. Repair siding, soffit, fascia, trim, etc. as necessary.
8. Provide proper drainage around house to direct water away from foundation of house.
9. Provide proper drainage around house to direct water away from foundation of garage.
10. Replace house and garage roof covering and vents to code.
11. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
12. Remove mold, mildew and moldy or water damaged materials.
13. Repair chimney in an approved manner.
14. Provide general rehabilitation of garage.
15. Install address numbers visible from street and on the alley side of garage.
16. Openings in stair risers must be less than 4 inches.
17. Grade must drain away from foundation of dwelling. Maintain 6-inch clearance between wood and soil.
18. Remove illegal bedrooms in basement.
19. Repair hole in garage roof.
20. Rebuild front porch to code and replace all decayed or damaged framing and re-level porch.
21. Install safety cables on overhead garage door.
22. 2nd floor front bedroom needs ceiling removed and replaced to code.
23. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
24. Provide functional hardware at all doors and windows.
25. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
26. Repair or replace damaged doors and frames as necessary, including storm doors.
27. Weather seal exterior doors, threshold, and weather-stripping.
28. Repair walls, ceiling and floors throughout, as necessary.
29. 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.
30. 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. 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.
3. Properly support/wire exterior luminaire (light fixture) at entry door.
4. Install receptacle for garage door opener.
5. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Including all wiring for garage.
6. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards.
7. Replace electrical service panel, mast, and meter socket.
8. Properly wire furnace to current NEC.
9. 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.
10. Provide a complete circuit directory at service panel indicating location and use of all circuits.
11. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.
12. Properly strap and support cables and/or conduits. Including low voltage interior and exterior.
13. Remove all cord wiring used as a substitute for fixed wiring.
14. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
15. 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.
16. Install box extensions on devices mounted in wood paneling.
17. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING

1. Toilet Facilities - Repair/replace the faucet that is missing, broken or has parts missing.
2. Basement -Gas Piping - Vent clothes dryer to code.
3. Basement -Gas Piping - Install an approved shut off connector and gas piping for the dryer.
4. Basement -Laundry Tub - Install the waste piping to code.
5. Basement -Laundry Tub - Install a proper fixture vent to code.
6. Basement -Lavatory - Install a proper fixture vent to code.
7. Basement -Lavatory - Install the waste piping to code.
8. Basement -Soil and Waste Piping - Replace all improper connections, transitions, fittings or pipe usage.
9. Basement -Toilet Facilities - Install a proper fixture vent to code.
10. Basement -Toilet Facilities - Install the waste piping to code.
11. Basement -Tub and Shower - Install a proper fixture vent to code.
12. Basement -Tub and Shower - Install the waste piping to code.
13. Basement -Water Heater - Install the gas shut off and the gas piping to code.
14. Basement -Water Heater - Install the water heater gas venting to code.

15. Basement -Water Heater - Provide adequate combustion air for the gas burning appliance.
16. Basement -Water Heater - The water heater venting requires a chimney liner.
17. Basement -Water Heater - The water heater must be fired and in service.
18. Basement -Water Meter - The water meter must be installed and in service.
19. Basement -Water Piping - Provide a one (1) inch water line to the first major take off.
20. Exterior -Lawn Hydrants - The lawn hydrant(s) require a backflow preventer.
21. First Floor -Sink - Install a proper fixture vent to code.
22. First Floor -Sink - Install the waste piping to code.
23. Second Floor -Toilet Facilities - Repair/replace the fixture that is missing, broken or has parts missing.
24. Second Floor -Tub and Shower - Replace the waste and overflow.
25. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

MECHANICAL

1. Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
2. Install approved automatic gas valve for furnace/boiler.
3. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
4. Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
5. Install approved metal chimney liner.
6. Replace furnace/boiler flue venting to code.
7. Connect furnace/boiler and water heater venting into chimney liner.
8. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
9. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
10. Provide adequate combustion air and support duct to code.
11. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
12. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
13. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than three square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.

14. 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.
15. Repair and/or replace heating registers as necessary.
16. Provide heat in every habitable room and bathrooms.
17. Submit documentation verifying that A/C system is operable, if not, repair, replace or remove and seal all openings.
18. Unable to gain entry to garage during inspection, however chimney vent is visible through the roof. If there is any nonconforming heating equipment in the garage, remove it and all connecting piping and venting and permanently seal and plug all openings or install equipment to code.
19. Mechanical permits are required for the above work.
20. Provide a means of returning air from every habitable room to the furnace. Return air cannot be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **June 8, 2022** 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 dollars ($5,000.00) performance deposit 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 **Joe Yannarelly** at **651-266-1920**, or you may leave a voice mail message.

Sincerely,

Joe Yannarelly
Vacant Buildings Enforcement Inspector