



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989  
Facsimile: 651-266-1919  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

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June 06, 2011

10-112934

Federal National Mort Assoc  
PO Box 650043  
Dallas TX 75265-0043

Chase Home Finance  
3415 Vision Drive  
Columbus OH 43219

Usset, Weingarden & Liebo  
4500 Park Glen Road #300  
St. Louis Park 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:**

**1825 MARYLAND AVE E**

With the following Historic Preservation information: NONE

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

Hazel Park Division 5 Lot 27 Blk 7

**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 25, 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 its metal frame shed.

The following Deficiency List is excerpted from the April 21, 2010 Code Compliance Report.

## **BUILDING**

- Insure basement cellar floor is even, cleanable and all holes are filled
- Dry out basement and eliminate source of moisture
- Remove mold, mildew and moldy or water damaged materials
- Install handrails and guardrails at all stairways, including basement stairways, and return handrail ends to the wall or newel post per attachment.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary
- Provide complete storms and screens, in good repair for all door and window openings
- Provide operable hardware at all doors and windows
- Install tempered or safety glass at windows within 2 feet of doorway
- 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).
- Where wall and ceiling covering is removed install full thickness or code-specified insulation
- 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
- 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.
- Install address numbers visible from street and alley.
- Repair retaining wall at city sidewalk.
- Abate mold in bathroom
- See Plan Review for egress window appeals process. Main level bedrooms 24 x 20 x 28 ½ A,F,F.
- Remove wall coverings in basement, abate wall and framing for mold. Remove damaged ceiling coverings.

- Install guardrails -2 sides, at front entry steps.
- Repair roofing shingles at eaves. Existing are not secure and are loose or missing.
- Re-install loose gutters.
- Clean up yard and remove all debris.
- Repair front entry steps, existing are damaged and parts are falling off and needs to be re leveled.
- Remove storage shed at west property line and remove shed attached to house at northwest corner of house.
- Repair fence.
- Install guardrail at attic stairs to code.
- Repair attic star treads as necessary.
- Replace damaged fake stone siding at front of house that is damaged.
- A building permit is required to correct the above deficiencies.

### **ELECTRICAL**

- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- Verify that fuse amperage matches wire size
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
- Install/replace GFCI receptacle in basement bathroom adjacent to the sink
- Ground bathroom light in first floor bathroom and disconnect receptacle on fixture
- Install globe-type enclosed light fixture on all closet lights
- Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Properly wire exterior lights at front door
- Remove and or/ re-wire all illegal, improper or hazardous wiring in attic
- Purchase permit for service and at least 10 circuits.
- Replace all corroded electrical in basement.
- Repair damaged wire mold in first floor bedroom.
- Remove or rewire front yard light.
- Install GFCI receptacles on outside of house.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.

- 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).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

### **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 Meter - service valves not functional or correct
- Basement - Water Meter - support meter properly
- 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 - Gas Piping - dryer gas shutoff; connector or piping incorrect also, dryer vent is incorrect
- Basement - Soil and Waste Piping - no front sewer clean out; no soil stack base clean out
- Basement - Tub and Shower - unvented
- Basement - Tub and Shower - waste incorrect
- Basement - Tub and Shower - water piping incorrect
- Basement - Laundry Tub - incorrectly vented
- Basement - Laundry Tub - waste incorrect
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect
- First Floor - Sink - unvented
- First Floor - Sink - waste incorrect
- First Floor - Sink - water piping incorrect
- First Floor - Tub and Shower - Provide a vacuum breaker for the handheld shower
- First Floor - Tub and Shower - replace waste and overflow
- Exterior - Gas Piping - Improper entry into dwelling / seal at entry
- Exterior - Lawn Hydrants - Broken or parts missing
- Exterior - Lawn Hydrants - Requires backflow assembly or device
- Obtain plumbing permits prior to commencement of work.

## **HEATING**

- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
- Connect furnace and water heater venting into chimney liner.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines and unapproved valves.
- Provide appropriate size operable window in bathrooms or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- Insulate bathroom exhaust duct in attic.
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms.
- Mechanical permits are 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 **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.

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