



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

326

June 14, 2011

09-421812

Federal National Mortgage Assn
PO Box 650043
Dallas TX 75265-0043

Fannie Mae
c/o Century 21 Pastrana Inc
3209 76th St W Suite 203
Edina MN 55435

Chase Home Finance
3415 Vision Drive
Columbus OH 43219

Usset, Weingarden & Liebo
4500 Park Glen Road #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:

1160 CONWAY ST

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

H F Schwabes Addition Lots 11 Thru Lot 13 Blk 8

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 24, 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.

The following Deficiency List is excerpted from the April 28, 2010 Code Compliance Report.

BUILDING

- Insure basement cellar floor is even, cleanable and all holes are filled
- Install plinth blocks under posts in basement
- Tuck Point interior/exterior of foundation as necessary
- Dry out basement and eliminate source of moisture
- Remove mold, mildew and moldy or water damaged materials
- Permanently secure top and bottom of support posts in an approved manner
- 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
- 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).
- Any framing members that do not meet code (where wall and ceiling covering is removed, members that are over-spanned, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner
- 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.
- 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 escape requirements (20 inch minimum opening width, 24 inch minimum opening height, and minimum net glazed area of 5.7 sq. ft.)
- Provide general clean-up of premise
- Verify proper venting of bath exhaust fan to exterior
- Repair siding, soffit, fascia, trim, etc. as necessary
- Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation of dwelling.
- 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.
- Replace house roof covering and vents to code as needed

- Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
- Install address numbers visible from street and alley.
- Provide durable, dustless parking surface as specified in the zoning code.
- Provide ground cover capable of controlling sediment and erosion.
- Close in open stair risers to maintain an opening no greater than 4 inches
- Remove top of chimney down to roof top and rebuild top and tuck point and repair the rest.
- Remove at least one foot of ground on southeast corner of house and re grade around house to provide drainage per code.
- Replace rear steps to code.
- Replace tub surround and bathroom walls and flooring.
- Replace sister properly support decayed beams and joist in basement.
- Repair south wall of basement and properly support grading load imposed, walls pushed in and needs proper repair.
- 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
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
- Properly strap cables and conduits in basement
- Replace GFCI receptacle in first floor bathroom adjacent to the sink
- Ground bathroom light in first floor bathroom
- Remove all cord wiring
- 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
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- 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
- Install exterior lights at side entry doors
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement
- In basement remove open wiring to receptacle. Remove all wall wiring or rewire to code. Reinstall original panel board cover or replace panel. First floor kitchen install receptacle for refrigerator. In dining room install third receptacle.
- 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 - meter is removed or not in service
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping
- Basement - Gas Piping - dryer gas connector incorrect also run dryer vent to code
- Basement - Soil and Waste Piping - add appropriate hangers. Also sewage ejector, hangers, union on drain unvented.
- 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 - unplugged or open piping; back pitched piping
- Basement - Laundry Tub - strand pipe unvented
- Basement - Lavatory - waste incorrect properly cap
- First Floor - Laundry Tub - unvented
- First Floor - Laundry Tub - waste incorrect
- First Floor - Lavatory - waste incorrect stopper
- First Floor - Sink - fixture is broken or parts missing strainer stops
- First Floor - Sink - unvented
- First Floor - Tub and Shower - provide anti-scald valve
- First Floor - Tub and Shower - provide stopper
- Obtain plumbing permits prior to commencement of work.

HEATING

- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- 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.
- Install approved metal chimney liner.
- 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.
- 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.
- Install furnace air filter access cover.
- 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.
- Permanently seal unused holes to exterior where the old PVC venting exited.
- A gas mechanical permit is 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 14, 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