



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

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331

September 06, 2011

10-109101

State Of Mn Trust Exempt  
PO Box 64097  
St Paul MN 55164-0097

Kris Kujula  
Ramsey County Property Records and Revenue  
PO Box 64097  
St Paul MN 55164-0097

## 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:**

**1180 7TH ST E**

With the following Historic Preservation information: NONE

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

Messerli Eschbachs Addition W 25 Ft Of Lot 12 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 August 30, 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 two story, brick and wood frame, commercial structure.

The following Deficiency List is excerpted from the May 5, 3010 Certificate of Occupancy inspection report.

## DEFICIENCY LIST

1. APARTMENT - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.
2. BASEMENT - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
3. BASEMENT - SPLC 34.10 (3) 34.33(2) - Provide an approved guardrail. Intermediate balustrade must not be more than 4 inches apart. Intermediate rails must be provided if the height of the platform is more than 30 inches.
4. BASEMENT WALLS - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.
5. BUILDING - SPLC 33.05 - Uncertified portions of the building must not be occupied until inspected and approved by this office.
6. BUILDING - SLPC 310.02 - The posted license is expired. Contact DSI/Licensing at (651) 266-8989 to renew the license.
7. ELECTRICAL - ALL PANELS - NEC 210-3 - Provide for the electrical branch circuit to be rated in accordance with the maximum permitted over current device.-Verify that fuse / circuit breaker amperage matches wire size.
8. ELECTRICAL - BAR AREA RECEPTACLE - NEC 406.4 (A) Boxes That Are Set Back-Provide an approved box extension on the receptacle (s) that are set to far back in the wall.
9. ELECTRICAL - BASEMENTS - MSFC 605.1 -Provide a grounding jumper around the water meter.
10. ELECTRICAL - EXTERIOR - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.
11. ELECTRICAL - EXTERIOR - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-8989.
12. ELECTRICAL - EXTERIOR - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
13. ELECTRICAL - ICE ROOM CEILING / THROUGH OUT CEILINGS - MSFC 605.5.3 - Immediately, discontinue use of frayed, deteriorated, damaged or spliced electrical cords.-Provide for a licensed electrician to verify all areas in the ceiling for spliced cords / cords and remove. Rewire electrical per code.

14. ELECTRICAL - THROUGH OUT BUILDING - NEC 110.3 Examination, Identification, Installation, and Use of Equipment-Check all receptacles for proper polarity and verify ground on 3-prong receptacles (wired wrong through out building). Rewire per code. Verify wiring to all mechanical equipment. Rewire as needed to code or remove. Provide illumination to all exterior and interior fixtures. Provide one permanent lighting in the basement (s) in lieu of drop cord lights.
15. ELECTRICAL - THROUGH OUT BUILDING - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
16. ELECTRICAL - THROUGH OUT BUILDING - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.
17. ELECTRICAL - THROUGH OUT BUILDING - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-8989.
18. ELECTRICAL - THROUGH OUT BUILDING - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
19. ELECTRICAL - THROUGH OUT BUILDING - MSFC 605.5 - Remove electrical cords that extend through walls, ceiling, floors, under doors, or floors coverings, or are subjected to environmental or physical damage.
20. ELECTRICAL - THROUGH OUT BUILDING - NEC 110-26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.
21. ELECTRICAL - THROUGH OUT BUILDING - NEC 300-11 Provide for all raceways, boxes, cabinets, and fittings to be securely fastened in place.
22. ELECTRICAL - THROUGH OUT BUILDING - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
23. ELECTRICAL - THROUGH OUT BUILDING - NEC 336-5 - Remove the non-metallic cable (Romex).-Remove all unapproved romex through out building and above ceiling. Rewire to code.
24. ELECTRICAL - NEC 105.1 Circuit Directory / Circuit Identification-Provide an up to date circuit directory in all electrical panels.
25. ELECTRICAL - MSFC 605.6 - Provide all openings in junction boxes to be sealed.- This also includes inserts to all wire mold openings and switch plate openings (done with approved seals).

26. EXIT SIGNS - BY KITCHEN - MSFC 1010.1, 1003.2.10 - Provide and maintain approved directional exit signs.
27. EXIT SIGNS - MSFC 1010.3 - Provide and maintain approved external or internal lighting of the exit sign.-Replace burnt out bulbs and or battery.
28. EXTERIOR - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.
29. EXTERIOR WALLS - SPLC 34.09 (1) b,c, 34.32 (1) b,c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.
30. FIRE EXTINGUISHERS - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.-Provide minimum 2A10BC fire extinguishers spaced not more than 75 feet travel distance from any point in the building to an extinguisher. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations.
31. FLOORING - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-Repair or replace the carpeting.
32. FRONT BASEMENT - SPLC 34.10 (3), 34.33(2) - Repair or replace the unsafe stairway in an approved manner.
33. KITCHEN - MSFC 703.1 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989.
34. KITCHEN FLOOR - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-Repair or replace the floor tile.
35. MECHANICAL / 1180 BASEMENT / FURNACE - SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
36. MECHANICAL / 1184 BASEMENT / BOILER - SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
37. MECHANICAL / 1184 BASEMENT / BOILER - MFGC 304 - Provide approved combustion make up air in compliance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.

38. MECHANICAL / 1184 BASEMENT / BOILER PIPING - UMC 2127 - Install replace or repair hot water pipes with brass, copper black wrought iron or steel. Copper must be type K, L or M. All pipes must have proper supports. This work may require a permit(s). Call DSI at (651) 266-8989.
39. MECHANICAL / 2 UNIT HEATERS IN BAR - SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
40. MECHANICAL / 2 UNIT HEATERS IN BAR - MFGC 304 - Provide approved combustion make up air in compliance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.
41. MECHANICAL / 2 UNIT HEATERS IN BAR - UMC 104(c) - Occupancy has changed, update mechanical system to comply with current mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.
42. MECHANICAL / ALL GAS APPLIANCES - MFGC 409.5 - Provide an approved gas shut off valve within 6 feet of the appliance in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.
43. MECHANICAL / ALL UNUSED GAS PIPING - MFGC 404.12 - Provide leak tight caps or plugs on disconnected or unused gas lines.
44. MECHANICAL / BASEMENTS - UMC 2213 (f) - Install proper hangers and support for refrigeration piping in compliance with the mechanical code. Protect all piping from damage.
45. MECHANICAL / BASEMENTS/ ALL GAS PIPING - UMC 2213 (f) - Install proper hangers and support for the gas piping in compliance with the mechanical code. Gas piping must be protected from damage.
46. MECHANICAL / KITCHEN - MSFC 609.2 - Provide an approved hood and duct ventilation system to remove the grease laden vapors. This work may require a permit(s). Call DSI at (651) 266-8989.
47. MECHANICAL / KITCHEN - MSFC 904.2.1 - Contact a qualified contractor to provide an approved hood and duct ventilation fire suppression system. All work must be done under a permit. Call Fire Prevention at (651) 228-6230.
48. PLUMBING / BATHROOMS - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.- Repair or replace and maintain an approved hand sink. This work will require a permit(s). Call DSI at (651) 266-8989.

49. PLUMBING / BATHROOMS, KITCHEN AND BAR WASTE - SPLC 34.11 (4), 34.34 (1), MPC 4715.0900 MPC 4715.0220S - Provide and maintain an approved waste trap.- Some waste lines broken or back pitched.
50. PLUMBING / BATHROOMS, KITCHEN AND BAR WASTE - SPLC 34.11 (4), 34.34 (1), MPC 4715.022.E - Repair and maintain sewer vent.-Some venting broken from freezing.
51. PLUMBING / BATHROOMS, KITCHEN AND BAR WASTE - SPLC 34.11(4), 34.34(1) SPC 4715.0200A - Provide an adequate water supply to all water closets, sinks, showers and tubs.-Verify correct piping size and code compliance.
52. PLUMBING / BOILER - SPC 4715.2000, 2110 - Provide an approved backflow preventer. This work may require a permit, call Regional Water Services at (651) 266-8989.
53. PLUMBING / ICE MAKER DRAIN - SPLC 34.11 (4), 34.34 (1), MPC 4715.0900 MPC 4715.0220S - Provide and maintain an approved waste trap.
54. PLUMBING / MENS ROOM- URINAL BROKEN - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Repair or replace and maintain an approved private toilet. This work will require a permit(s). Call DSI at (651) 266-8989. Repair or replace and maintain an approved private hand sink. This work may require a permit(s). Call DSI at (651) 266-8989.
55. PLUMBING / WATER HEATER - MFGC 501.2 - Provide, repair or replace the fuel equipment vent or vent liner to develop a positive flow adequate to convey all products of combustion to the outside. This work may require a permit(s). Call DSI at (651) 266-8989.
56. PLUMBING / WATER METER / 18 INCHES ABOVE FLOOR - SPLC 34.11(4), 34.34(1) SPC 4715.0200A - Provide an adequate water supply to all water closets, sinks, showers and tubs.
57. WOMENS RESTROOM - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Stall door and entry to women's restroom.
58. WOMENS RESTROOM - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Repair or replace and maintain an approved private toilet. This work may require a permit(s). Call DSI at (651) 266-8989.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **October 6, 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

cc: Legistar Approval list and City Council

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