



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Saint Paul, MN 55101-1806

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326

November 15, 2011

07-047230

Mark Alan Govednik
2729 29th Ave S Uppr
Minneapolis MN 55406-4266

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:

1084 5TH ST E

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

Kumlis Addition Lot 6 Blk 4

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 November 2, 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 single stall, wood frame detached garage.

The following Deficiency List is excerpted from the January 21, 2009 Code Compliance Report.

BUILDING

1. Repair and cement chimney hole shut.
2. Repair floor joist above electrical panel.
3. Repair basement stairs and supports (landing is dropping).
4. Insure garage foundation is sound and all bottom plates and studs are not decayed or damaged.
5. Insure basement cellar floor is even, is cleanable, and all holes are filled.
6. Strap or support top of stair stringers.
7. Install plinth blocks under posts in basement.
8. Install tempered or safety glass in window over bathtub to Code.
9. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
10. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
11. Provide complete storms and screens, in good repair, for all door and window openings.
12. Repair walls, ceilings and floors throughout, as necessary.
13. Where wall and ceiling covering is removed install full-thickness or code-specified insulation.
14. 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).
15. Provide general clean-up of premise.
16. Provide smoke detectors per the Minnesota Building Code and carbon monoxide detectors per State law.
17. Repair siding, soffit, fascia, trim, etc. as necessary.
18. Provide weather-sealed, air-sealed, and vermin-sealed exterior.
19. Provide proper drainage around house to direct water away from foundation.
20. Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation.
21. Install downspouts and a complete gutter system where needed.
22. Install rain leaders to direct drainage away from the foundation.
23. Provide general rehabilitation of garage.
24. Repair or replace damaged doors and frames as necessary, including storm doors.
25. Weather-seal exterior doors.
26. Dry out basement and eliminate source of moisture.
27. Permanently secure top and bottom of support posts in an approved manner.
28. Cover water meter pit with concrete or decay-resistant, screwed-down cover.

ELECTRICAL

1. Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
2. Ground bathroom light in first floor bathroom and disconnect receptacle on fixture.
3. Remove all cord wiring and disconnected cable.
4. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
5. Check all outlets for proper polarity and verify ground on 3-prong outlets.
6. Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code.
7. Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
8. Install hard-wired, battery backup smoke detector as specified in Bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms.
9. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
10. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.
11. Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.
12. All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1)
13. Re-install original meter cover or replace meter outside.

PLUMBING

All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.

Basement

1. The water heater temperature and pressure and relief discharge piping is incorrect.
2. The water heater has no gas shut off or gas piping is incorrect.
3. The water heater gas venting and water piping is incorrect.
4. The water heater is not fired or in service.
5. Raise water meter to minimum 12" above floor and support meter properly.
6. Remove water meter from pit.
7. Repair or replace all corroded, broken or leaking water piping.
8. Run 1" water line from meter to first major take off.
9. The soil and waste piping has no front sewer cleanout and no soil stack base cleanout.
10. The soil and waste piping has improper connections, transitions, fittings or pipe usage.
11. The laundry tub waste and water piping is incorrect and the faucet is missing, broken or parts missing.

First Floor

12. The kitchen sink waste is incorrect. The fixture and faucet is broken, missing or parts missing.
13. The lavatory waste is incorrect.
14. The bathtub waste is incorrect and provide anti-siphon device.
15. The range gas shutoff, connector or gas piping is incorrect.

Exterior

16. The lawn hydrant(s) requires backflow assembly or device.
17. The piping vents – verify properly extended through the roof.

HEATING

1. 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.
2. Install chimney liner.
3. Connect furnace and water heater venting into chimney liner.
4. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide
5. Repair and/or replace heating registers as necessary.
6. Provide heat in every habitable room and bathrooms.
7. 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 **December 15, 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 **Dave Nelmark** between the hours of 8:00 and 9:30 a.m. at **651-266-1931**, or you may leave a voice mail message.

Sincerely,

Dave Nelmark
Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council