



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
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331

December 13, 2011

07-206116

Timothy Abner
15015 Griggs St
Detroit MI 48238-1611

Reo National
c/o Michael Olsen
659 Bielenberg Drive
Woodbury MN 55125

Alpha Real Estate Holdings LP
1070 E 800 N
Orem UT 84097-4314

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:

1024 6TH ST E

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

A Gotzians Sub B100 Lymandayt Lot 9 Blk 100

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 23, 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 one and one-half story, wood frame single family dwelling.

The following Deficiency List is excerpted from the March 19, 2010 Code Compliance Report.

BUILDING

- Remove mold, mildew and moldy or water damaged materials
- Provide adequate access, ventilation and clearance in crawl space area
- Install handrails and guardrails at all stairways, including basement stairways, and return handrail ends to the wall or newel post.
- Install tempered or safety glass in window over bathtub to code
- 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
- Repair or replace damaged doors and frames as necessary, including storm 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).
- 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
- Re-level structure before wall covering repair.
- 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
- Provide weather sealed, air sealed and vermin sealed exterior
- 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 on south side of building.
- Install rain leaders to direct drainage away from foundation.
- Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.

- Replace front concrete steps to house does not meet code - risers are not uniform and are broken up.
- Rear yard needs retaining wall to direct water away from house.
- Could not gain access to crawl space all to meet code.
- Remove bottom 3 foot of rear wall covering on first floor and 2 feet of west and east wall and have walls inspected after code approved repairs before covering.
- Replace floor boards and joists, beams and post as needed on first floor as needed and have re-inspected.
- This house may not be economically feasible to rehabilitate.
- All bedroom windows are not egress compliant.
- 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
- Properly strap cables and conduits in basement and first floor
- Provide one (1) light for each 200 square feet in unfinished basement. One light must be switched on from the top of the stairs or crawl space.
- Remove all cord wiring and disconnected cables.
- 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 a working heater in each room
- Provide 15 watts of heat for each square foot of floor area or a heat loss calculation. Count service and all circuits on permit. Ground and wire heater to code.
- 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

- First Floor - Water Heater - Water piping incorrect
- First Floor - Water Heater - gas venting incorrect
- First Floor - Water Heater - not fired or in service also, the water heater is rusty and needs to be replaced.
- First Floor - Water Meter - raise meter to a minimum 12 inches above floor
- First Floor - Water Piping - repair or replace all corroded, broken or leaking piping
- First Floor - Water Piping - run 1 inch water line from meter to first major take off
- First Floor - Gas Piping - replace corroded piping
- First Floor - Soil and Waste Piping - no soil stack base clean out
- First Floor - Laundry Tub - water piping incorrect
- First Floor - Sink - unvented
- Second Floor - Lavatory - unvented - open vent
- Second Floor - Lavatory - waste incorrect
- Second Floor - Tub and Shower - Provide access
- Second Floor - Tub and Shower - provide stopper
- Exterior - Lawn Hydrants - Requires backflow assembly or device
- Obtain plumbing permits prior to commencement of work.

HEATING

- Verify that the electric heating system is adequately sized for the heat loss of the building and operates properly.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **January 13, 2012**, 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

cc: Legistar Approval list and City Council