



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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355

October 21, 2011

07-155186

Oscar Herrera  
3500 S Hedgerow Dr  
West Covina CA 91792-2927

Otis Courtney  
14201 Bedford Dr  
Eden Prairie MN 55346-3029

Deutsche Bank National Trust  
c/o Home Loan Services  
150 Allegheny Center  
Pittsburgh PA 15212

## 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:**

**747 EDGERTON ST**

With the following Historic Preservation information: NONE

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

Stinsons Addition Lot 17 Blk 16

**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 October 13, 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 wood frame single family dwelling.

The following list of deficiencies is excerpted from the February 6, 2009 Code Compliance Report.

**BUILDING**

1. Repair front entry deck guardrail to code.
2. Remove carpeting throughout house.
3. The dwelling appears to be a single family dwelling.
4. Scrape, clean, tuck point and seal basement walls as necessary.
5. Abate for rodents.
6. Insure basement cellar floor is even, is cleanable, and all holes are filled.
7. Install handrails and guardrails at all stairways, including basement stairways, per attachment.
8. Tuck Point interior/exterior of foundation.
9. Install floor covering in the bathroom and kitchen that is impervious to water.
10. Maintain one-hour fire-separation between dwelling units and between units and common areas.
11. Relocate 2<sup>nd</sup> floor electrical panel to 2<sup>nd</sup> floor unit or to common area or protect panel with 1-hour fire- rated enclosure.
12. Install 20-minute fire-rated doors, with self-closing device, between common areas and individual units.
13. Install tempered or safety glass in window over bathtub to Code.
14. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
15. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
16. Provide complete storms and screens, in good repair, for all door and window openings.
17. Repair walls, ceilings and floors throughout, as necessary.
18. Provide fire block construction as necessary.
19. Where wall and ceiling covering is removed install full-thickness or code-specified insulation.
20. 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).
21. Any framing members that do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not headered, etc.) are to be reconstructed as per code.
22. 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 egress requirements (20" minimum width, 24" minimum height, but not less than 5.7 sq. ft. overall openable area; minimum 5.0 sq. ft. openable area if sill height is within 44 inches of grade).
23. Provide smoke detectors per the Minnesota Building Code and carbon monoxide detectors per State law.
24. Repair siding, soffit, fascia, trim, etc. as necessary.
25. Provide weather-sealed, air-sealed, and vermin-sealed exterior.
26. Provide proper drainage around house to direct water away from foundation.

27. Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation.
28. Repair or replace damaged doors and frames as necessary, including storm doors.
29. Weather-seal exterior doors.
30. Air-seal and insulate attic access door in an approved manner.
31. Dry out basement and eliminate source of moisture.
32. Weather seal basement bulk head using approved materials.
33. Cover water meter pit with concrete or decay-resistant, screwed-down cover.

### **ELECTRICAL**

1. Provide a complete circuit directory at service panel indicating location and use of all circuits.
2. Verify that fuse/circuit breaker amperage matches wire size.
3. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
4. Check all outlets for proper polarity and verify ground on 3-prong outlets.
5. 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.
6. Remove and/or rewire all illegal, improper or hazardous wiring in basement.
7. *All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.*
8. *All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.*
9. *Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.*
10. *All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1)*

### **PLUMBING**

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

#### **Basement**

1. The water heater water piping is incorrect.
2. The water heater is not fired or in service.
3. Properly support water meter.
4. The water meter is removed and not in service.
5. Repair or replace all corroded, broken or leaking water piping.
6. Run 1" water line from meter to first major take off.

#### **First Floor**

7. The toilet fixture is broken, or parts missing.
8. The kitchen sink faucet is broken or parts missing.

## **Second Floor**

9. The toilet fixture is broken, or parts missing.
10. The lavatory faucet is broken or parts missing.
11. The shower faucet is missing, broken or parts missing.

## **Exterior**

12. The lawn hydrant(s) requires backflow assembly or device.

## **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. Vent clothes dryer to code.
3. Provide adequate combustion air and support duct to code.
4. Provide support for gas lines to code.
5. Plug, cap and/or remove all disconnected gas lines.
6. Clean all supply and return ducts for warm air heating system.
7. Perform witnessed pressure test on gas piping system.
8. Separate heating system is required for each dwelling unit. Return air shall not be re-circulated from one dwelling unit to another or to dissimilar occupancies.
9. A gas mechanical permit is required for the above work.

Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **November 21, 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 **Tom Friel** between the hours of 8:00 and 9:30 a.m. at **651-266-1906**, or you may leave a voice mail message.

Sincerely,

Tom Friel  
Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council