



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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352

May 18, 2012

10-918956

EH Pooled 811 LP
1901 W Braker Ln
Austin TX 78758-4088

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:

885 CENTRAL AVE W

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

Milton Addition Lot 24 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 May 15, 2012 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 with a detached, wood frame two-stall garage.

On inspection, the deficiencies described in the June 14, 2011 Code Compliance Inspection Report still exist:

Building

- 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.
- Cover water meter pit with concrete or decay resistant, screwed-down cover.
- Provide adequate access, ventilation and clearance in crawl space area.
- Install 20 minute fire rated doors, with self closing device, between common areas and individual units.
- Install 20 minute smoke and draft door assembly between the attached garage and dwelling.
- Install handrails and guardrails at all stairways, and return hand rail ends into a newel post or wall.
- Strap or support top of stair stringers for structural stability.
- 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 functional hardware at all doors and windows
- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.
- 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.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Replace house roof covering and vents to code.
- Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
- Provide general rehabilitation of garage.
- Provide ground cover capable of controlling sediment and erosion.
- Remove trees which are against foundation of home and garage.
- Openings in stair risers must be less than 4 inches.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Replace garage service door.
- Remove rotted 4 x 4 flat roof from rear of building.
- Replace rear entry step and sidewalk.

- Repair basement stairs and install vapor barrier and concrete floor in basement.
- Install 1 hour fire rated wall on west side of garage.
- Replace all water damaged siding on garage about 50%.
- Repair northeast basement access and stairs.
- Remove wall and ceiling covering from second floor unit and all wall and ceiling insulation from second floor unit.
- Repair front steps at street.

Electrical

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Bond around water meter with a copper wire sized for the electrical service
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit. Verify that fuse/circuit breaker amperage matches wire size
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Install GFCI receptacle in first and second floor bathroom adjacent to the sink
- Ground bathroom light in basement/first bathroom/second bathroom and disconnect receptacle on fixture
- Remove all cord wiring
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- Install hard-wired, battery backup smoke detector 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/garage
- Replace all painted-over receptacles.

Plumbing

- Basement - Water Heater - Gas Control valve parts missing; No gas shut off or gas piping incorrect; T and P relief discharge piping incorrect; vent must be in chimney liner; water piping incorrect; gas venting incorrect
- Basement - Water Meter - raise meter to a minimum 12 inches above floor; remove meter from pit; support meter properly
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping; run 1 inch water line from meter to first major take off
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage; no front sewer clean out; no soil stack base clean out
- Basement - Laundry Tub - provide a vacuum breaker for the spout; unvented; waste incorrect
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect
- First Floor - Lavatory - faucet is missing, broken, or parts missing; waste incorrect

- First Floor - Sink - faucet is missing, broken or parts missing; fixture is broken or parts missing; unvented; waste incorrect
- First Floor - Toilet Facilities - fixture is broken or parts missing; water piping incorrect
- First Floor - Tub and Shower - fixture is broken or parts missing
- Second Floor - Gas Piping - range gas shut off; connector or piping incorrect
- Second Floor - Lavatory - fixture is broken or parts missing; rusty; waste incorrect
- Second Floor - Sink - faucet is missing, broken or parts missing; fixture is broken or parts missing; unvented; waste incorrect
- Second Floor - Tub and Shower - faucet is missing, broken or parts missing; fixture is broken or parts missing; unvented; waste incorrect
- Exterior - Piping Vents - vent pipes required

Heating

- Install heating systems to code.
- Vent clothes dryer to code.
- Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms.

On inspection, the deficiencies described in the November 3, 2010 Certificate of Occupancy Condemnation letter still exist:

1. Exterior - Front Entry - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.
2. Exterior - Rear - Repair or replace the unsafe stairway, deck and railings in an approved manner.
3. Exterior - Throughout - 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.-Scrape and paint where peeling. Repair or replace any rotting or damaged wood throughout the building. Repair damaged areas of the soffit and fascia as necessary. Patch hole in eaves on side of building.
6. Exterior - Provide and maintained the roof weather tight and free from defects.-Repair hole in soffit and roof on side of building.
10. Exterior - Repair and maintain the window frames.-Scrape and paint as necessary. Repair deteriorated putty as necessary.
11. Exterior - Provide or repair and maintain the window screens.-Repair where damaged, replace where missing.

12. Exterior - Repair, replace and maintain exterior sidewalks, walkways and stairs. Repair crumbling concrete on exterior stairways.
13. Front Porch - Ceiling Light - Remove unapproved exposed wiring and install in accordance with the electrical code.
14. Lower Unit - Repair and maintain the floor in an approved manner.
15. Throughout - Discontinue use of all multi-plug adapters.
16. Throughout - Discontinue use of extension cords used in lieu of permanent wiring.
18. Throughout - All light fixtures shall be maintained with protective globes if originally equipped.
19. Throughout - Provide and maintain interior in a clean and sanitary condition.
20. Throughout - Repair and maintain the damaged structural member. Repair ceilings damaged from leak in upper unit.
21. Throughout - Repair and maintain the ceiling in an approved manner.
22. Throughout - Immediately provide and maintain a smoke detector located outside each sleeping area.
23. Throughout - Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area.
24. Upper Unit - Bathroom - Repair or replace and maintain the plumbing fixture to an operational condition. Repair or replace and maintain an approved private hand sink.
25. Upper Unit - Provide and maintain an approved one-inch throw single cylinder deadbolt lock.
26. SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the buildings needs.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **June 4, 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.

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If you have any questions or request additional information please contact **Dennis Senty** between the hours of 8:00 and 9:30 a.m. at **651-266-1930**, or you may leave a voice mail message.

Sincerely,

Dennis Senty
Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council

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