



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989  
Facsimile: 651-266-1919  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

361

May 1, 2012

07-153454

Craig Jensen and Sabrina Demars  
924 Eleanor St  
St Paul MN 55102-4009

Wells Fargo Bank NA  
MAC: X2598-015  
1 Home Campus  
Des Moines IA 50328

Wells Fargo Bank NA  
MAC: X999-018  
PO Box 1629  
Minneapolis MN 55440-9790

## 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:**

**924 ELEANOR AVE**

With the following Historic Preservation information: NONE

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

Ruggs Addition Lots 1 And Lot 2 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 April 10, 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-story wood frame house, with a two-stall detached, wood frame garage and another one-stall, detached wood frame garage.

The following Deficiency List is excerpted from the August 17, 2010 Code Compliance Report.

### **BUILDING**

- Provide complete storms and screens, in good repair for all door and window openings.
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- Install floor covering in bathroom and kitchen that is impervious to water.
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Provide major clean-up of premises.
- 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.
- Provide general rehabilitation of garage and replace rotted siding.
- Install address numbers visible from street and on the alley side of garage.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Properly repair garage, garage door and fascia on east. Install numbers on both garages to code.
- Second floor bedroom window is too small in both units and no smoke detectors in any second floor bedrooms.
- Owner to supply ladder at final inspection for roof inspection.
- A building permit is required to correct the above deficiencies.

### **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 per Article 250 of the NEC
- 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
- install/replace GFCI receptacle in basement and second bathroom adjacent to the sink. Unit B not working.
- Install globe-type enclosed light fixture on all closet lights
- Remove all cord wiring and adapters bath A
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates. Kitchen B Unit.
- 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 receptacle for garage door opener
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement.
- Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
- A Unit: Microwave cord through wall. Verify separate ground/neutral bar in panels. (Disconnects outside - verify)
- A Unit: Verify switch operation (south wall)
- A Unit: Provide access inside panel. Outside disconnect inside panel covers corroded. Need new screw in one disconnect. Provide illumination throughout exterior/interior.
- B Unit: Reinstall thermostat wire.
- 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**

- Basement - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- First Floor - Laundry Tub - Unit A - water piping incorrect, leaks (MPC 0200 P.)
- First Floor - Lavatory - Unit A - fixture is broken or parts missing, pop up (MPC 0200 0.)
- First Floor - Lavatory - Unit B - fixture is broken or parts missing pop up (MPC 0200 0.)
- First Floor - Sink - Unit A - Run dishwasher drains to code
- First Floor - Sink - Unit B - Run dishwasher drains to code.
- First Floor - Tub and Shower - Unit A - Provide access (MPC 0900)
- First Floor - Tub and Shower - Unit B - Provide access (MPC 0900)
- First Floor - Tub and Shower - Unit B - provide stopper (MPC 1240)
- Obtain plumbing permits prior to commencement of work.

### **HEATING**

- Install approved lever handle manual gas shutoff valve on all gas appliances and remove unapproved valve.
- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- New furnaces installed-permits and inspections required.
- Clean and Orsat test furnace(s) 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.
- Move furnace out of closet/alcove or provide documentation from the equipment manufacturer indicating that it is an approved installation.
- Move return air intake a minimum of ten (10) feet from furnace flue draft diverter or relocate it to another room.

- Return air to be ducted to furnace according to code. Currently R/A draws air through room containing fuel burning appliance.
- Unit 924 A-Furnace must not be located in sleeping room unless it meets the exceptions in the IFGC section 303.3.
- Install approved metal chimney liner. No permit or inspection.
- Replace furnace/water heater flue venting to code.
- Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
- Vent clothes dryer to code. No permit or inspection.
- Provide adequate combustion air and support duct to code. No permit or inspection.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines.
- Provide appropriate size operable window in bathrooms or provide bathroom exhaust system vented to outside with approved material according to code. A mechanical ventilation permit is required if an exhaust system is installed.
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms.
- Mechanical GAS, WARM AIR/VENTILATION permits is/are 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 **June 1, 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 **Matt Dornfeld** between the hours of 8:00 and 9:30 a.m. at **651-266-1902**, or you may leave a voice mail message.

Sincerely,

Matt Dornfeld  
Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council