



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)

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October 10, 2012

08-110642

Wyatt Ventures LLC  
1806 LaSalle Ave Apt 10  
Minneapolis MN 55403-3600

Tradition Capital Bank  
7601 France Avenue S #140  
Edina MN 55435

## 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:**

**706 BLAIR AVE**

With the following Historic Preservation information: NONE

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

Syndicate No 3 Addition Lot 7 Blk 2

**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 August 14, 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.**

Description of Buildings: **704 Blair Ave**, the single family, one-story wood frame house at the rear of the lot and **706 Blair Ave**, the single family, one story wood frame house in the front of the lot.

The following Deficiency Lists are excerpted from the Code Compliance Reports.

**704 Blair Ave – Code Compliance Report dated August 12, 2010**

**BUILDING-704 Blair Ave**

- Insure basement cellar floor is even, is cleanable, and all holes are filled.
- Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed.
- 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.
- Permanently secure top and bottom of support posts in an approved manner.
- Provide adequate access, ventilation and clearance in crawl space area.
- Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment.
- 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
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- 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.
- Any framing members that required repair or 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 adequately supported, etc.) are to be reconstructed in an approved manner.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, one-half of which shall operate.
- Install water-proof enclosure in shower area.
- Verify proper venting of bath exhaust fan to exterior.
- Provide weather sealed, air sealed and vermin sealed exterior.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Remove trees which are against foundation of home and garage.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.

- This house shall be a single family.
- Install sink in bath on second level or remove toilet.
- This building is net to Blair St and not in the alley.
- Remove all framing on basement walls and floors.
- Re-side dormer on east side of house.
- All recently installed sheet rock must be removed for inspections.
- A building permit is required to correct the above deficiencies.

**ELECTRICAL-704 Blair Ave**

- 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
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Provide one (1) light for each 200 square feet in unfinished basement. One light must be switched on from the top of the stairs
- install/replace GFCI receptacle in basement/first/second bathroom adjacent to the sink
- Ground bathroom light in basement/first bathroom/second bathroom and disconnect receptacle on fixture
- Install globe-type enclosed light fixture on all closet lights
- Remove all cord wiring
- 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
- Properly wire exterior lights at front/side/back door
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement/garage
- Replace all painted-over receptacles.
- Install new 100A 240V service to code.
- Repair service mast on building #1.
- 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-704 Blair Ave**

- Basement - Soil and Waste Piping - no soil stack base clean out
- Basement - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - Water Heater - T and P relief discharge piping incorrect (MPC 2210 Subp. 4)
- Basement - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Water Heater - gas venting incorrect (IFGC 503)
- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Piping - add appropriate hangers (MPC 1430 Subp. 4)
- Basement - Water Piping - pipe sizing incorrect (MPC 4715.1730)
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)
- First Floor - Lavatory - unvented (MPC 0200. E)
- First Floor - Toilet Facilities - incorrectly vented (MPC 2500)
- First Floor - Tub and Shower - unvented (MPC 0200. E)
- Obtain plumbing permits prior to commencement of work.

#### **HEATING-704 Blair Ave**

- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- Install approved metal chimney liner and close all unused chimney openings.
- Vent clothes dryer to code.
- Provide appropriate size openable window in all bathrooms or prove approved bathroom exhaust fan is vented to the exterior (Ventilation permit maybe required).
- Provide heat in every habitable room and bathrooms.
- No heating or gas piping. Mechanical permit(s) is/are required for the all work.

### **706 Blair Ave – Code Compliance Report dated May 12, 2010**

#### **BUILDING-706 Blair Ave**

- Insure basement cellar floor is even, cleanable and all holes are filled
- Install plinth blocks under posts in basement
- Tuck Point interior/exterior of foundation as necessary
- Dry out basement and eliminate source of moisture
- Permanently secure top and bottom of support posts in an approved manner
- Cover water meter pit with concrete or decay resistant, screw down cover
- Provide adequate access, ventilation and clearance in crawl space area
- Install tempered or safety glass in window over stairway to code
- 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 and operable latching device for all windows
- Provide operable hardware at all doors and windows
- Install floor covering in bathroom and kitchen that is impervious to water
- Repair walls, ceiling and floors throughout, as necessary
- Where wall and ceiling covering is removed install full thickness or code-specified insulation
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.
- Replace or repair landing and stairway per code
- Provide proper drainage around house to direct water away from foundation of house.
- Repair chimney in an approved manner.
- Install address numbers visible from street and alley.
- Provide durable, dustless parking surface as specified in the zoning code.
- Install steps to code at side entry porch.
- Install new support posts and beam in basement. Remove tree trunk as post. Insure floor joists are resting on new support beam.
- Remove raised floor in basement and install a concrete floor.
- Sister floor joists in basement that are deteriorating or fire damaged along north side above water meter pit and crawl space access.
- Install moisture barrier to code in crawl spaces (2).
- Install egress windows to code at second floor bedrooms.
- Install 1/2 inch drywall at second floor ceilings where existing fiber board is.
- Remove all carpeting.
- Install step at second floor upper level to second floor lower level.
- Mold on ceiling at second floor, remove, abate and call for inspections before covering.
- Infill unused openings in chimney, re chink chimneys at exterior sides.
- Install shingles where missing or loose.
- Repair northeast corner of house, existing bricks are loose and more cracking.
- Remove trees next to foundation.
- A building permit is required to correct the above deficiencies.

#### **ELECTRICAL-706 Blair Ave**

- 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
- Install listed circuit breakers
- Verify that circuit breaker amperage matches wire size

- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- 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 exterior lights at front and side entry doors
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement/garage
- Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
- Obtain proper permit for illegal first floor remodel, remove sheet rock and wire to code.
- Install listed outlet box for second floor smoke alarm
- 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-706 Blair Ave**

- Basement - Water Heater - not fired or in service
- Basement - Water Meter - remove meter from pit
- Basement - Water Piping - boiler fill water line requires backflow assembly or device
- Basement - Gas Piping - dryer gas shutoff; connector or piping incorrect
- Basement - Soil and Waste Piping - add appropriate hangers
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage
- Basement - Soil and Waste Piping - no soil stack base clean out
- Basement - Laundry Tub - unvented
- Basement - Laundry Tub - waste incorrect
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect
- First Floor - Lavatory - unvented and fixture missing.
- First Floor - Sink - unvented and fixture missing.
- First Floor - Toilet Facilities - incorrectly vented and fixture missing
- First Floor - Tub and Shower - Provide access
- First Floor - Tub and Shower - water piping incorrect
- Second Floor - Lavatory - waste incorrect
- Second Floor - Toilet Facilities - incorrectly vented
- Second Floor - Toilet Facilities - waste incorrect
- Second Floor - Tub and Shower - incorrectly vented

- Second Floor - Tub and Shower - waste incorrect
- Exterior - Lawn Hydrants - Requires backflow assembly or device
- Obtain plumbing permits prior to commencement of work.

#### **HEATING-706 Blair Ave**

- Install approved lever handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
- Install approved metal chimney liner.
- Connect boiler and water heater venting into chimney liner.
- Provide adequate combustion air and support duct to code.
- 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 exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- Provide heat in every habitable room and bathrooms.
- Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
- Repair or replace fin tube radiation and covers as needed.
- Install heating system to code.
- Remove all rusted gas piping and install new pipe to code.
- Install gas piping and heating system in rear house to code.
- Gas and warm air mechanical permits 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 **November 9, 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