



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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361

November 13, 2012

07-044989

Monica L Ramirez Mosquera  
408 Charles Ave  
St Paul MN 55103-1906

JPMorgan Chase Bank NA  
780 Kansas Lane Suite A  
Monroe LA 71203

Chase Home Finance LLC  
800 Brooksedge Blvd  
Westerville OH 43081

Safeguard Properties  
7887 Safeguard Circle  
Valley View OH 44125

Usset Weingarden & Liebo  
4500 Park Glen Road #300  
Minneapolis MN 55416

## 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:**

**408 CHARLES AVE**

With the following Historic Preservation information: NONE

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

Smiths Sub Of Stinsns Div B9 1 E 1/2 Of Lot 53 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 November 8, 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 two-story wood frame house.

The following Deficiency List is excerpted from the April 3, 2008 Code Compliance Report.

### **BUILDING**

1. Install handrail on front steps.
2. Remove sheet rock from basement and insulate to R-5 on outside walls.
3. Install egress window in basement bedroom.
4. Have basement framing inspected before covering.
5. Expose basement floor under plywood for inspection if flooring. If furring strips and plywood are not treated material remove.
6. Repair all stairways so rise and run are uniform.
7. Insure basement cellar floor is even, is cleanable, and all holes are filled.
8. Install provide hand and guardrails on all stairways and steps as per attachment.
9. Strap or support top of stair stringers.
10. Install plinth blocks under posts in basement as needed.
11. Tuck Point interior/exterior foundation.
12. Install floor covering in the bathroom and kitchen that is impervious to water.
13. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
14. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
15. Provide storms and screens complete and in good repair for all door and window openings.
16. Repair walls and ceilings throughout, as necessary.
17. Re-level structure as much as is practical.
18. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
19. Provide general clean-up of premise.
20. Provide smoke detectors as per the Minnesota State Building Code.
21. Repair soffit, fascia trim, etc. as necessary.
22. Provide proper drainage around house to direct water away from foundation.
23. Install downspouts and a complete gutter system.
24. Replace house roof covering and vent to Code.

### **ELECTRICAL**

1. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC.
2. Provide a complete circuit directory at service panel.
3. Install listed circuit breakers.
4. Verify that fuse/circuit breaker amperage matches wire size.
5. Ground bathroom light in second bathroom.
6. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
7. Check all 3-wire outlets for proper polarity and verify ground.
8. Remove any 3-wire ungrounded outlets, and replace with 2-wire, or ground 3-wire to code.
9. Throughout building, install outlets and light fixtures, as specified in Bulletin 80-1.

10. Install hard-wired, battery backup smoke detector, as specified in Bulletin 80-1, and other smoke detectors as required by the IRC.
11. Properly wire exterior lights at back door.
12. Remove and/or rewire all illegal, improper or hazardous wiring in basement.

### **PLUMBING**

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

1. Water heater not fired or in service.
2. Drain on heater is leaking.
3. The water meter service valves are not functional or correct.
4. The soil and waste piping has no front sewer cleanout; no soil stack base cleanout.
5. The basement soil and waste piping has improper pipe supports.
6. The basement laundry tub area boiler drains need vacuum breakers.
7. The basement shower waste is incorrect and unvented.
8. The shower faucet needs to be scald guard.
9. The basement toilet fixture is broken or parts are missing.
10. The first floor kitchen sink need to be connected.
11. The first floor gas piping need to be connected.
12. The second floor bathtub faucet need to be scald guard.
13. The exterior lawn hydrants require back flow assembly or device.

### **HEATING**

1. Install union on gas piping to boiler after the shutoff valve.
2. Need witnessed air test on all gas piping.
3. Steam and hot water permit is required for work done on heating system.
4. Install flex tubing on heating system to code. (Basement bedroom).
5. Clean and Orsat boiler burner. Check all controls for proper operation. Check furnace heat exchanged for leaks; provide documentation from a licensed contractor that the heating unit is safe.
6. Provide adequate combustion air and support to code.
7. Provide support for gas lines to code. Plug, cap and/or remove all disconnected gas lines.
8. Attach metal tag to expansion tank valve stating that this valve must be OPEN at all times except when draining the expansion tank.
9. Repair and/or replace fin tube radiation and covers as needed.
10. Appropriate mechanical permits are required for this work.

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

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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

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