



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

361

August 16, 2013

12-112038

Sean Shanina Cooley
1380 Snelling Pl
Saint Paul MN 55116-3139

America's Wholesale Lender
7105 Corporate Drive
Plano TX 75024

MERS
PO Box 2026
Flint MI 48501-2026

Wilford & Geske
8425 Seasons Pkwy
Woodbury MN 55125

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:

521 EDMUND AVE

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

Hm Ranneys Sub Bk11 Stinsons D Lot 25 Blk 1

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, 2013 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, duplex.

The following is excerpted from the October 1, 2012 Notice of Condemnation:

DEFICIENCY LIST

1. Basement - Throughout - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.
2. Basement - Stairway - SPLC 34.10 (3), 34.33(2) - 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.
3. Basement - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.-Remove the debris from the basement.
4. Basement, Main Floor, and Upper Floor - Throughout - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Clean, deodorize, and disinfect all floors, walls, ceilings, supplied equipment and fixtures throughout the building.
5. Building - Condemned - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.-The building is condemned due to sanitation issues.
6. Exterior - Driveway - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-9090.-The driveway is constructed of gravel/class. This is not an approved driveway/parking surface. Provide an approved driveway/parking surface.
7. Exterior - Fence - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior fences free from holes and deterioration.-Repair and maintain the fence.
8. Exterior - North Entry - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.- Replace the door handle.
9. Exterior - North and South Entry Stairway - SPLC 34.09 (2) 34.32 (2) - 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.-Provide the required handrail on the north and south entry stairway.
10. Exterior - Surfaces - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Scrape all flaking/chipped paint. Maintain exterior surfaces in a good state of repairs and protected against elements of the weather.

11. Exterior - Window Frames - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.-Replace the rotted/deteriorated window frames.
12. Exterior - Window Screens - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.
13. Exterior - Yard - SPLC 34.08 (6), 34.31 (4) - Remove the accumulation of exterior storage that creates a nuisance or harbors rodents.
14. Exterior - Yard - SPLC 45.03 (6) - Cut and maintain the grass/weeds less than 8 inches tall.
15. Main Floor - Bathroom - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.
16. Main Floor - Bathroom - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.
17. Main Floor - Bathroom - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.- Replace the missing sink stopper. Secure the loose toilet.
18. Main Floor - Dining Room - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Repair/replace the door that is not closing/latching to the storage closet.
19. Main Floor - Dining Room - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.
20. Main Floor - Dining Room - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.
21. Main Floor - Kitchen - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Repair/replace the inoperable window.
22. Main Floor - Kitchen - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Repair/replace the inoperable gas range.
23. Main Floor - Kitchen - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
24. Main Floor - Porch - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Replace the broken window.
25. Main Floor - Porch - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.-Remove the debris stored on the porch.

26. Main Floor - South Entry - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Repair/replace the damaged door and door frame.
27. Main Floor - West Bedroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.-Contact a licensed electrical contractor to replace the damaged electrical outlet.
28. Main Floor - West Bedroom - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Remove the chicken wire from the emergency escape window.
29. Main Floor - West Bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door frame.
30. Main Floor - West Bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.
31. Main Floor - West Bedroom - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Repair/replace the damaged radiators.
32. Main Floor - West Bedroom - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Replace the inoperable smoke detector inside the bedroom.
33. Main Floor and Upper Floor - Bathroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.-Contact a licensed electrical contractor to replace the inoperable GFCI outlet.
34. Main Floor and Upper Floor - Painted Outlets - NEC 110.12 - Internal parts of electrical equipment, including busbars, wiring terminals, insulators, and other surfaces, shall not be damaged or contaminated by foreign material such as paint, plaster, cleaners, abrasives, or corrosive residues.-Contact a licensed electrical contractor to replace the painted outlets/switches throughout the property.
35. Upper Floor - Master Bathroom - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
36. Upper Floor - Master Bathroom - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Repair/replace the damaged shower door. Replace the missing sink stopper.
37. Upper Floor - Master Bathroom - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
38. Upper Floor - Master Bathroom - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.

39. Upper Floor - South Bedroom, West Bedroom, Master Bathroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Repair/replace the damaged door, door casing/trim, and door handle. Maintain all doors in an operable condition.
40. Upper Floor - South Bedroom, West Bedroom, Master Bedroom - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.
41. Upper Floor - Stair Landing - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work requires a permit(s). Call DSI at (651) 266-9090.-The hard-wired smoke detector is inoperable and not installed correctly. Contact a licensed electrical contractor to replace the inoperable hard-wired smoke detector and install a code compliant hard-wired smoke detector. This work will require a permit.
42. Upper Floor - Stairway - SPLC 34.10 (3), 34.33(2) - Repair or replace the damaged handrail in an approved manner.-Secure the loose guardrail/handrail.
43. Upper Floor - West Bedroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090. Repair/replace the wall outlet.
44. Upper Floor - West Bedroom and Master Bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Repair/replace the window that is not staying in the open position in the west bedroom and the broken glass on the window in the master bedroom.
45. Upper Floor - Window Frames - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.-Scrape all window frames. Maintain all window frames painted and finished.
46. Upper Floor - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
47. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
48. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **September 15, 2013** 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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