



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

June 02, 2015

Ryan T Sullivan
33370 N Roadrunner Ln
San Tan Valley AZ 85142-3117

MERS
PO Box 2026
Flint MI 48501

JPMorgan Chase Bank
700 Kansas Lane
Monroe LA 71203

Home Equity of America Inc
1000 E 80th Place
Merrillville IN 46410

Select Portfolio Servicing
PO Box 65250
Salt Lake City UT 84165-0250

Safeguard Properties
c/o Code Compliance
7887 Safeguard Circle
Valley View OH 44125

Peterson Fram & Bergman
55 E 5th Street Suite 800
Saint Paul MN 55101

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:

1297 WOODBRIDGE ST

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

Nortons Addition Lot 6 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 May 27, 2015 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 two-stall garage.

The following is excerpted from the October 3, 2012 Fire Certificate of Occupancy Revocation and Order to Vacate:

DEFICIENCY LIST

1. Basement - Dryer Vent - UMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter. This work requires a permit(s).
2. Basement - Water Heater - SPC 4715.1800.9, 2210 - Provide pressure relief valve for hot water heater piped to within 18 inches of the floor.
3. Basement and Main Floor - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work requires a permit(s).
4. Basement and Upper Floor - Stairway - SPLC 34.10 (3) 34.33(2) - Provide an approved guardrail. Intermediate balustrades must not be more than 4 inches apart. Intermediate rails must be provided if the height of the platform is more than 30 inches.
5. Basement and Upper Floor - 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.
6. Basement, Main Floor, and Upper Floor - Throughout - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Replace the missing cover plates throughout the property.
7. Basement, Main Floor, and Upper Floor - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s).
8. Exterior - Stairway - SPLC 34.09 (2), 34.32(2) - Repair or replace the damaged handrail in an approved manner.-Secure the loose handrail on the exterior concrete stairway.
9. Exterior - Window Screens - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.
10. Exterior - Yard - SPLC 34.08 (6), 34.31 (4) - Remove the accumulation of exterior storage that creates a nuisance or harbors rodents.
11. Garage - Service Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door frame. - Repair/replace the damaged door frame.
12. Main Floor - 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 toilet seat.

13. Main Floor - Bathroom - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
14. Main Floor - Kitchen - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-Replace the missing cabinet door. Repair/replace the damaged base cabinet under the kitchen sink.
15. Main Floor - Kitchen - SPLC 34.11(4), 34.34(1) SPC 4715.0200A - Provide an adequate water supply to all water closets, sinks, showers and tubs.-There is low water pressure to the kitchen sink. Provide an adequate water supply to the kitchen sink.
16. Main Floor - Living Room - 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 smoke detector.
17. Main Floor - Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Repair/replace and maintain all windows and window glass in a good state of repairs. All windows must in an operable condition. All window glass must be intact and window glazing in place. Noted areas requiring repairs are: Porch (broken window glass); Main Floor Sitting Room (broken/missing window glass), Living Room (window, window glass, glazing); Rear Entry Door (window glass).
18. Main Floor and Upper Floor - Ceiling and Walls - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Repair and maintain all ceiling/walls in an approved manner.
19. Main Floor and Upper Floor - Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Repair/replace all doors that are not closing/latching. Repair/replace all damage doors, door frames, door handles, and door casing/trim.
20. Main Floor and Upper Floor - Window Frames - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.-Scrape all flaking/chipped paint on the window frames. Paint and maintain the window frames.
21. Upper Floor - Bedrooms - MN State Statute 299F.50 - Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions.
22. Upper Floor - East Bedroom - MSFC 605.4 - Discontinue use of all multi-plug adapters.
23. Upper Floor - South Bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Replace the missing window hardware (cranks).
24. 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.

25. 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 **July 2, 2015** 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.

June 02, 2015
1297 WOODBRIDGE ST
Page 5

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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