



**CITY OF SAINT PAUL**

*Christopher B. Coleman, Mayor*

*1600 White Bear Ave N  
Saint Paul, MN 55106*

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March 05, 2008

Dale G Mays/Sylvia M Wilhelmi  
5810 150th St Se  
Prior Lake MN 55372-1919

Kleinbank  
1550 Audubon Rd  
Chaska, MN 55318

**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:**

**1004 GROTTO ST N**

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

**WARE AND HOSPES ADDITION TO ST. PAUL, MINN. ALL OF VAC HATCH ST  
ACCRUING & FOL; THE S 42 FT OF LOTS 20 21 & LOT 22 BLK 5**

**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 February 02, 2008, 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. As first remedial action, a Code Compliance Inspection must be obtained from the Building Inspection and Design Section, 8 Fourth Street East, Suite 200, Commerce Building (651)266-9090. That 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 Building Inspection and Design Office before any permits are issued, except for a demolition permit.**

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.

This is a two story, wood frame duplex.

The dwelling is in same state of disrepair as indicated in the Code Compliance Inspection Report that was prepared by Jim Seeger dated August 15, 2006. Details of this report are as follows.

## **BUILDING**

1. Replace rear entry steps and landing to Code.
2. Replace soffit and fascia.
3. Install a guardrail on basement rear entry to Code.
4. Replace front entry floor.
5. Move electrical panel for the second floor unit to second floor or provide a fire rated area to second floor electrical panel.
6. Replace floor covering throughout both units.
7. Remove trees from against the house foundation.
8. Replace roof covering and vent to Code (soffits and roof).
9. Insure bathroom s are vented to Code.
10. Insure basement cellar floor is even, is cleanable, and hall holes are filled.
11. Install Provide hand and guardrails on all stairways and steps as per attachment.
12. Anchor posts in basement.
13. Install floor covering in the bathroom and kitchen that is impervious to water.
14. all twenty minute fire-rated doors, with a self-closing device, between common areas and individual units.
15. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
16. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
17. Provide storms and screens complete and in good repair for all door and window openings.
18. Repair walls and ceilings throughout, as necessary.
19. Where wall and ceiling covering is removed, attic, replace doors and windows, (insulation, glass, weather stripping, etc.) shall meet new energy code standards.
20. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
21. Provide smoke detectors as per the Minnesota State Building Code.
22. Repair soffit, fascia trim, etc. as necessary.
23. Provide proper drainage around house to direct water away from foundation.
24. Replace downspouts and a complete gutter system.

## **ELECTRICAL**

1. Repair electrical service conduit.
2. Rewire rear entry light to Code.
3. Install light at side entry.
4. Rewire kitchen lighting to Code.
5. Install light in first floor bathroom to Code.
6. Rewire basement to Code.

7. Rewire second floor bathroom to Code. This requires a rough-in inspection.
8. Rewire second floor kitchen ceiling to Code.
9. Install three way controls for stairway lighting.
10. Insure proper fuses or breakers for all conductors.
11. Repair or replace all broken, missing or loose fixtures, devices, covers and plates.
12. Check all 3-wire outlets for proper polarity and ground.
13. Throughout building, install outlets and fixtures as per Bulletin 80-1.
14. Install smoke detectors as per Bulletin 80-1 and I.R.C.
15. Electrical work requires a Permit and inspections.

## **PLUMBING**

1. All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.
2. Correct the temperature and pressure relief valve discharge piping at the water heater.
3. Provide a gas shutoff at the water heater.
4. The gas piping, gas venting and water piping is/are incorrect at the water heater.
5. The water heater was not in service at the time of the inspection.
6. The water meter was not in service at the time of the inspection.
7. Repair or replace the water meter.
8. Raise the water meter off the floor.
9. Provide the proper water pipe sizing.
10. Provide the proper fittings or usage for the water piping.
11. Provide water shutoffs to Code.
12. The soil and waste piping has unplugged piping.
13. Provide the proper pipe supports for the soil and waste piping.
14. Provide the proper connections, transitions, fitting or pipe usage at the soil and waste piping.
15. Correct the water piping at the laundry tub.
16. Provide a faucet for the laundry tub.
17. Install the first floor kitchen sink to Code.
18. Install a scald-guard faucet on the first floor bathtub.
19. Correct the waste and vent at the first floor water closet (2" galvanized vent rotted out).
20. Plug range gas shutoff.
21. Correct the waste and vent at the second floor bathtub to Code.
22. Install a scald-guard faucet on the second floor bathtub.
23. Install connector valve at the second floor gas range to Code.
24. Provide a backflow assembly or device for the lawn hydrant(s).

## **HEATING**

1. Second floor unit needs a separate heating system (presently has one furnace for both units).
2. Recommend installing approved lever handle manual gas shutoff valve on gas appliances.
3. Recommend installing approved automatic gas valve for furnace/boiler.
4. Clean and Orsat furnace/boiler burner. Check all controls for proper operation. Submit report.

5. Check furnace heat exchanger for leaks, provide documentation.
6. Recommend adequate combustion air.
7. Provide support for gas lines to Code. Plug, cap and/or remove all disconnected gas lines.
8. Clean all supply and return ducts for warm air heating system.
9. Repair and/or replace heating registers as necessary.
10. Appropriate Mechanical Permits are required for this work.

## **ZONING**

1. This property was inspected as being a legal duplex.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **April 4, 2008** 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, 8 Fourth Street, Suite #200, Commerce Building, (651)266-9090. This inspection will identify specific defects, necessary repairs and legal requirements to correct this nuisance condition.

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. If you sell, transfer, or convey in any manner, the ownership or responsibility for this property, you must within seven (7) days, notify the Enforcement Officer with the names and addresses of any new owners or responsible parties.

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.

July 2, 2015  
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If you have any questions or request additional information please contact **Mike Kalis** between the hours of 8:00 and 9:30 a.m. at **651-266-1929**, or you may leave a voice mail message.

Sincerely,

Steve Magner  
Vacant Buildings Program Manager  
Division of Code Enforcement

cc: Mary Erickson - Council Research  
Cindy Carlson - PED Housing  
Amy Spong – Heritage Preservation

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