



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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331.0

December 02, 2014

10-324827

Harbour Portfolio VI LP
8214 Westchester Drive Ste 635
Dallas TX 75225-6124

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:

668-670 CONWAY ST

With the following Historic Preservation information: District: HPL-DB
Building Name: Meline Duplex Inventory #: RA-SPC-2431

and legally described as follows, to wit:

Stinsons Re of B45 Lyman Dayt Lot 6 Blk 45

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 12, 2014 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 February 3, 2011 Code Compliance Inspection Report.

BUILDING

- 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.
- Install 20 minute fire rated doors, with self-closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes).
- Maintain one hour fire separation between dwelling units and between units and common areas.
- 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.
- Repair walls, ceiling and floors throughout, as necessary.
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
- Provide fire block construction as necessary and seal chases in basement ceiling.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Provide major clean-up of premises.
- Provide proper drainage around house to direct water away from foundation of house.
- Install rain leaders to direct drainage away from foundation.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Openings in stair risers must be less than 4 inches.
- Install tempered glass in window over first floor bathtub.
- Remove dropped ceiling from first floor bath ceiling and install 1 hour fire rated ceiling.
- Replace floor joist or sister floor joist over basement wash machine.
- Remove surface bolts and install single cylinder dead bolts on exterior doors.
- Move second floor entry door and rear entry to top of stairs and install 20 minute fire rated door with self-closing device.

- Install tempered glass in window on landing to second floor on window at rear of building at second floor hall.
- Install guardrail to code and second floor front porch.
- Install safety device to code for third floor bedroom window tempered glass or guardrail bar.
- Insulate floor and door to code in third floor east storage area.
- 2 feet of snow a time of inspection.
- A building permit is required to correct the above deficiencies.

ELECTRICAL

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- 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
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Install globe-type enclosed light fixture on all closet lights
- 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
- Replace all painted-over receptacles.
- In basement rewire boilers to code. First floor sun room add second receptacle. Second floor center dining room add 4th receptacle.
- 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

Unit 668

- First Floor - Sink - fixture is broken or parts missing (MPC 0200 0.) basket strainers.
- First Floor - Toilet Facilities - fixture is broken or parts missing (MPC 0200 0.)
- First Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- Second Floor - Lavatory - faucet is missing, broken, or parts missing (MPC 0200.P.)
- Second Floor - Lavatory - waste incorrect (MPC 2300) Ferncos
- Second Floor - Sink - fixture is broken or parts missing (MPC 0200 0.) basket strainers.

- Second Floor - Sink - incorrectly vented (MPC 2500) Fernco
- Second Floor - Toilet Facilities - fixture is broken or parts missing (MPC 0200 0.)
- Second Floor - Tub and Shower - Provide access (MPC 0900)
- Second Floor - Tub and Shower - waste incorrect (MPC 2300) Ferncos
- Basement - Unit 668 - Gas Piping - add appropriate metal hangers (IFGC 407.2)
- Basement - Unit 668 - Gas Piping - dryer gas shutoff; connector or piping incorrect (IFGC 402.1)
- Basement - Unit 668 - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Basement - Unit 668 - Laundry Tub - unvented (MPC 0200 E)
- Basement - Unit 668 - Laundry Tub - water piping incorrect (MPC 0200 P.) split.
- Basement - Unit 668 - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Unit 668 - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Unit 668 - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - Unit 668 - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Unit 668 - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Unit 668 - Water Piping - boiler fill water line requires backflow assembly or device (MPC 2100)
- Basement - Unit 668 - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)

Unit 670

- Basement - Unit 670 - Gas Piping - add appropriate metal hangers (IFGC 407.2)
- Basement - Unit 670 - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Basement - Unit 670 - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - Unit 670 - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Unit 670 - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Unit 670 - Water Heater - not fired or in service (MPC 2180)
- Basement - Unit 670 - Water Piping - boiler fill water line requires backflow assembly or device (MPC 2100)
- Basement - Unit 670 - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Obtain plumbing permits prior to commencement of work.

HEATING

- Install approved lever handle manual gas shutoff valve on South boiler and remove unapproved valve.
- Clean and Orsat test both boiler burners. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating units are safe.
- Install approved metal chimney liner.
- Replace boilers flue venting to code.
- Connect boilers and water heater venting into chimney liner.
- Provide adequate clearance from flue vent pipe on boilers to combustible materials or provide approved shielding according to code.
- Vent clothes dryer to code.
- 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 and any unapproved valves.
- Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable 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.
- Attach metal tag to expansion tank valve for Weil-McLain Boiler stating that this valve must be OPEN at all times except when draining the expansion tank.
- Support supply and return piping for heating system according to code.
- Conduct witnessed pressure test on hot water heating system and check for leaks.
- Install boiler pressure relief valve for Weil-McLain Boiler in upright position and pipe discharge to within eighteen inches of the floor.
- Install back flow preventer on city water fill line to hot water heating systems and pipe vents as required.
- Repair or replace radiator valves as needed.
- Gas and hydronic 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 **January 1, 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.

If you have any questions or request additional information please contact **Rich Singerhouse** between the hours of 8:00 and 9:30 a.m. at **651-266-1945**, or you may leave a voice mail message.

Sincerely,

Rich Singerhouse
Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council