



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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Saint Paul, MN 55101-1806

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361.0

April 22, 2016

08-158391

Steven Egyhazi  
957 Charles Ave  
St Paul MN 55104-2614

## 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:**

**953 CHARLES AVE**

With the following Historic Preservation information: NONE

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

Elder Additionst Paul Minn Lot 8 Blk 2

**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 April 21, 2016 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 building is a two-story, wood frame, single-family dwelling with a detached three-stall garage.

The following is excerpted from the June 25, 2014 Code Compliance Report:

### **BUILDING**

- Insure basement cellar floor is even, is cleanable, and all holes are filled.
- Provide complete storms and screens, in good repair for all door and window openings.
- 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.
- Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Provide general rehabilitation of garage.
- Install address numbers visible from street and on the alley side of garage.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Replace roof covering on house.
- Repair or replace soffit and fascia.
- Replace rear and front steps to code.
- Rebuild front porch roof framing, have inspected before covering. Also repair center of porch floor sagging.
- Replace all warped and water damaged siding and trim on garage.
- Replace soffit and fascia on garage as needed.
- Install vapor barrier in rear crawl space in house.
- A building permit is required to correct the above deficiencies.

### **ELECTRICAL**

- No power at time of inspection. Test all electrical outlets and ensure all luminaries (light fixtures) are working properly when power is restored.
- Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
- Properly strap and support cables and/or conduits. Chapter 3, NEC
- Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaries (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC
- Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. Article 406.4(D), NEC

- Install hard-wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC
- Install service main bonding jumper.
- Properly install service conduit bond.
- Install a complete grounding electrode system.
- Install an intersystem bond terminal connection.
- 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 current NEC.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

### **PLUMBING**

- Basement - Water Heater - (MFGC 402.1) Install the gas shut off and the gas piping to code.
- Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
- Basement - Water Heater - (MPC 2180) The water heater must be fired and in service.
- Basement - Water Heater - (MPC 2210 Subp.3) A pressure and temperature relief valve is required.
- Basement - Water Meter - (MPC 0.200 O) Repair the corroded or incorrect water meter piping.
- Basement - Water Meter - (MPC 1800, Subp.3, 4) The service valves must be functional and installed to code.
- Basement - Water Meter - (MPC 2280) Support the water meter to code.
- Basement - Water Meter - (MPC MPC1700-SPRWS, Sec.88.10) The water meter must be installed and in service.
- Basement - Water Piping - (SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
- Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
- Basement - Gas Piping - (MFGC 614.1-614.7) Vent clothes dryer to code.
- Basement - Laundry Tub - (MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
- Basement - Laundry Tub - (MPC 2300) Install the waste piping to code.
- Basement - Soil and Waste Piping - (MPC 1000) Install a front sewer clean out.
- First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
- First Floor - Lavatory - (MPC 2300) Install the waste piping to code.
- First Floor - Sink - (MPC 0200 P) Install the water piping to code.
- First Floor - Sink - (MPC 2300) Install the waste piping to code.
- First Floor - Toilet Facilities - (MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
- First Floor - Tub and Shower - (MPC 0900) Provide access.
- First Floor - Tub and Shower - (MPC 1240) Replace the waste and overflow.
- First Floor - Tub and Shower - (MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.

- Piping Vents - (MPC 2520 Subp.1) Provide the proper full size vent through the roof.
- All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

### **HEATING**

- Install approved level handle manual gas shutoff valve on furnace and remove unapproved valve.
- Install approved automatic gas valve for furnace.
- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
- Install approved metal chimney liner with appropriate drip tee.
- Replace furnace flue venting to code.
- Connect furnace and water heater venting into chimney liner.
- 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 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 all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms.
- Provide a means of returning air from every habitable room to the furnace. Return air cannot be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
- Mechanical gas permit is 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 **May 22, 2016** 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 **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