



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
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331.0

March 24, 2017

15-134501

First Look Builders Inc
2515 White Bear Ave N Ste 211
Saint Paul MN 55109-5155

First Look Builders Inc
13570 Grove Drive #311
Maple Grove MN 55311

Skylark Home Buyers LLC
4707 Highway 61 N
White Bear Lake, MN 55110

Order to Abate Nuisance Building(s) **AMENDED 4/5/17***

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:

1571 CHRISTIE PLACE

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

Eastern Heights Lot 10 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 March 8, 2017 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-story, wood frame, single-family dwelling with an attached garage.

The following is excerpted from the March 25, 2016 Code Compliance Report:

BUILDING

1. 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.
2. Verify proper venting of bath exhaust fan to exterior.
3. Provide weather sealed, air sealed and vermin sealed exterior.
4. Repair siding, soffit, fascia, trim, etc. as necessary.
5. Provide proper drainage around house to direct water away from foundation of house.
6. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
7. Install address numbers visible from street and on the alley side of garage.
8. Provide durable, dustless parking surface as specified in the zoning code.
9. Provide ground cover capable of controlling sediment and erosion.
10. Openings in stair risers must be less than 4 inches.
11. Install front steps.
12. Provide complete storms and screens, in good repair for all door and window openings.
13. Install weather barrier with inspection and all missing siding, soffit and trim.
14. Install overhead garage door with code approved wind rating.
15. Insulate garage ceiling and provide fire rating to code.
16. Verify house ceiling insulated at both levels with at required depth markers.
17. Install landing at rear door and block main floor patio door.
18. Install sink and cabinets in kitchen and sink in bathroom along with fixtures.
19. Replace patio door.
20. Provide functional hardware at all doors and windows.
21. Install floor covering in bathroom and kitchen that is impervious to water.
22. Repair walls, ceiling and floors throughout, as necessary.
23. 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.
24. Where wall and ceiling covering is removed install full thickness or code-specified insulation.
25. Air-seal and insulate attic/access door.
26. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
27. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner.

ELECTRICAL

1. Provide a complete circuit directory at service panel indicating location and use of all circuits.
2. 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.

3. New Service and RI was inspected on 8-14-14 under another permit which now has expired. No final. House has been sheet rocked - no receptacles, fixtures, switches, fan(s) and other electrical components have been installed. No breakers in panel except 2 for temp power and main service breaker. Electrician will need a new permit for all circuits and all electrical installations will be wired/installed to current NEC 2014.
4. Throughout/Exterior -Repair damaged electrical due to vandalism to current NEC. Ensure ground rods are present. Grounding electrode conductor hanging. Missing intersystem bond jack. CSST is disconnected from gas meter. Reconnect with approved fittings .Ensure all grounding/bonding connection throughout property(exterior/interior) is intact and installed to current NEC 2014.
5. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING

1. Must put #5 air test on DWV.
2. Basement -Gas Piping - Bond the corrugated stainless steel tubing to code.
3. Basement -Lavatory - Repair/replace the fixture that is missing, broken or has parts missing.
4. Basement -Toilet Facilities - Repair/replace the fixture that is missing, broken or has parts missing.
5. Basement -Tub and Shower - Repair/replace the fixture that is missing, broken or has parts missing.
6. Basement -Water Heater - The water heater must be fired and in service.
7. First Floor -Lavatory - Repair/replace the fixture that is missing, broken or has parts missing.
8. First Floor -Sink - Repair/replace the fixture that is missing, broken or has parts missing.
9. First Floor -Toilet Facilities - Repair/replace the fixture that is missing, broken or has parts missing.
10. First Floor -Tub and Shower - Repair/replace the fixture that is missing, broken or has parts missing.
11. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possesses a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

HEATING

1. Mechanical permits are required for the above work.
2. Install heating system to code with all required permit, tests and inspections (none present).

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **April 23, 2017** 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 **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

ota60135

*Amended to included Skylark Home Buyers from the original notice on March 24, 2017