



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Saint Paul, MN 55101-1806

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361.0

November 27, 2017

14-088993

Arafat El Bakri
8450 Mississippi Blvd
Coon Rapids MN 55433-6570

David and Barbro Johnson
14926 Paul Ave N
Marine On St Croix, MN 55047-9751

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:

96 MANITOBA AVE

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

Lewis Addition Tost Paul Lot 2 Blk 3

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 15, 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 two-story, wood frame, duplex with a detached, two-stall garage.

The following is excerpted from the July 2, 2015 Code Compliance Report:

BUILDING

1. Insure basement cellar floor is even, is cleanable, and all holes are filled.
2. Weather seal exterior doors, threshold and weather-stripping.
3. Install floor covering in bathroom and kitchen that is impervious to water.
4. Repair walls, ceiling and floors throughout, as necessary.
5. 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.
6. Air-seal and insulate attic/access door.
7. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
8. Provide major clean-up of premises.
9. Repair siding, soffit, fascia, trim, etc. as necessary.
10. Provide general rehabilitation of garage.
11. Install address numbers visible from street and on the alley side of garage.
12. Tuck Point interior/exterior of foundation as necessary.
13. Replace upper siding on west side at soffit.
14. Replace west side storm door.
15. Clean out crawl space in basement and install vapor barrier on grade.
16. Insure 1st. floor ceiling above suspended ceiling is 1-hour fire rated.
17. Remove old fuel oil tank from basement, permit required.
18. Remove soil away from north side of garage siding.
19. Dry out basement and eliminate source of moisture.
20. Remove mold, mildew and moldy or water damaged materials.
21. 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).
22. Maintain one hour fire separation between dwelling units and between units and common areas.
23. Provide complete storms and screens, in good repair for all door and window openings.
24. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
25. Repair or replace damaged doors and frames as necessary, including storm doors.
26. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner.

ELECTRICAL

1. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter.
2. Properly support/wire exterior luminaire (light fixture) at entry door.
3. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards.
4. Provide a complete circuit directory at service panel indicating location and use of all circuits.
5. Insure only 1 wire per terminal on breakers unless listed for use per NEC.

6. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.
7. Properly strap and support cables and/or conduits.
8. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
9. Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly.
10. Rewire and/or replace receptacles that are improperly wired or not functioning properly.
11. Install box extensions on devices mounted in wood paneling.
12. Install hard-wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 58 of the SPLC, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code.
13. 1st Floor -Bathroom -Rewire bathroom light to current NEC.
14. 2nd Floor -Bedroom Closet -Remove all cord wiring used as a substitute for fixed wiring.
15. 2nd Floor -Front Bedroom -Replace/repair damaged electric baseboard heater to current NEC.
16. 2nd Floor -Front Bedroom -Remove receptacle and NM cable inside closet or rewire to current NEC.
17. 2nd Floor -Kitchen -Remove/rewire light above sink to current NEC.
18. 2nd Floor -Living Room -Relocate receptacle above electric baseboard heater per NEC and Manufactures instructions.
19. 2nd Floor -Panel -Properly bond neutral bar to service panelboard enclosure.
20. 2nd Floor -Porch -Rewire or protect all exposed NM cable near electrical panel.
21. Basement -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
22. Basement -Relocate electrical panel for proper clearance and wire to current NEC.
23. Exterior/Outside -Remove projector from electric service mast.
24. Garage -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. No access at time of inspection.
25. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING

1. Lawn Hydrants - Repair or replace the lawn hydrants that are broken or have parts missing.
2. Lawn Hydrants - The lawn hydrant(s) require a backflow assembly or device.
3. Piping Vents - Install the required vent piping.
4. Basement -Gas Piping - Install an approved shut off; connector and gas piping for the dryer.
5. Basement -Gas Piping - Vent clothes dryer to code.
6. Basement -Gas Piping - Conduct a witnessed pressure test on gas piping system.
7. Basement -Gas Piping - Remove all disconnected gas lines and unapproved valves.
8. Basement -Laundry Tub - Install the waste piping to code.
9. Basement -Laundry Tub - Repair/replace the fixture that is missing, broken or has parts missing.
10. Basement -Laundry Tub - Repair/replace the faucet that is missing, broken or has parts missing.

11. Basement -Soil and Waste Piping - Install a front sewer clean out.
12. Basement -Soil and Waste Piping - Plug all open piping and properly pitch all piping.
13. Basement -Soil and Waste Piping - Install proper pipe supports.
14. Basement -Soil and Waste Piping - Replace all improper connections, transitions, fittings or pipe usage.
15. Basement -Water Heater - Correct the pressure and temperature relief valve discharge.
16. Basement -Water Heater - Install the gas shut off and the gas piping to code.
17. Basement -Water Heater - The water heater venting requires a chimney liner.
18. Basement -Water Heater - Install the water piping for the water heater to code.
19. Basement -Water Heater - Provide adequate combustion air for the gas burning appliance.
20. Basement -Water Heater - The water heater must be fired and in service.
21. Basement -Water Meter - The water meter must be removed from the pit.
22. Basement -Water Meter - Raise the water meter to a minimum of 12 inches above the floor.
23. Basement -Water Meter - Support the water meter to code.
24. Basement -Water Meter - The water meter must be installed and in service.
25. Basement -Water Meter - The service valves must be functional and installed to code.
26. Basement -Water Piping - Repair or replace all the corroded, broken, or leaking water piping.
27. Basement -Water Piping - Replace all the improperly sized water piping.
28. Basement -Water Piping - Replace all improper water piping and piping with improper usage.
29. Basement -Water Piping - Provide a one (1) inch water line to the first major take off.
30. Basement -Water Piping - Add the appropriate water pipe hangers.
31. First Floor -Gas Piping - Install an approved shut off; connector and gas piping for the dryer.
32. First Floor -Lavatory - Install the waste piping to code.
33. First Floor -Toilet Facilities - Repair/replace the fixture that is missing, broken or has parts missing.
34. First Floor -Tub and Shower - Install an anti-scald control device.
35. First Floor -Tub and Shower - Replace the waste and overflow.
36. Second Floor -Gas Piping - Install an approved shut off; connector and gas piping for the range.
37. Second Floor -Sink - Install a proper fixture vent to code.
38. Second Floor -Sink - Install the waste piping to code.
39. Second Floor -Sink - Repair/replace the faucet that is missing, broken or has parts missing.
40. Second Floor -Tub and Shower - Repair/replace the faucet that is missing, broken or has parts missing.
41. Second Floor -Tub and Shower - Install an anti-scald control device.
42. Second Floor -Tub and Shower - Install a vacuum breaker for the hand held shower.
43. Second Floor -Tub and Shower - Replace the waste and overflow.
44. 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

1. Clean and Orsat test furnace/boiler 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.
2. Replace furnace/boiler flue venting to code.
3. Connect furnace/boiler and water heater venting into chimney liner.
4. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
5. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
6. Provide adequate combustion air and support duct to code.
7. Provide support for gas lines to code.
8. Plug, cap and/or remove all disconnected gas lines.
9. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.
10. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
11. Repair and/or replace heating registers as necessary.
12. Provide heat in every habitable room and bathrooms.
13. A forced warm air heating system may only serve one dwelling unit – dwelling separation required.
14. Mechanical Gas 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 **December 27, 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.

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