



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Saint Paul, MN 55101-1806

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361.0

October 30, 2017

12-104194

Ling Zhou
7364 143rd Street Ct
Apple Valley MN 55124-8698

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:

642 CHARLES AVE

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

Chute Brothers Divisionno 2 W 1/2 Of Lot 6

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 October 25, 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, single-family dwelling.

The following is excerpted from the March 7, 2013 Code Compliance Report:

BUILDING

- Permanently secure top and bottom of support posts in an approved manner.
- 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.
- Install floor covering in bathroom and kitchen that is impervious to water.
- 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.
- Air-seal and insulate attic/access door.
- 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.
- Provide proper drainage around house to direct water away from foundation of house.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Provide durable, dustless parking surface as specified in the zoning code.
- Remove trees which are against foundation of home and garage.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Replace front steps at street and house.
- Replace siding on house and replace or repair all windows.
- No access to basement (door in floor stuck) All to meet code.
- 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
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC

- 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 service conduit on the exterior of the house.
- Provide one (1) light for each 200 square feet in unfinished basement. One light must be switched on from the top of the stairs
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement
- Replace all painted-over receptacles.
- Properly wire range hood.
- Correct open splice below service panel.
- Raise service mast to provide proper overhead conductor clearance.
- Based on repair list, purchase permit for a minimum of 8 circuits.
- 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 - Provide adequate combustion air for gas appliance.
- Basement - Water Heater - Vent must be in chimney liner.
- Basement - Water Heater - Water piping incorrect.
- Basement - Water Heater - gas venting incorrect.
- Basement - Water Heater - not fired or in service.
- Basement - Water Meter - corroded piping; incorrect piping.
- Basement - Water Meter - meter needs repair or is broken.
- Basement - Water Meter - raise meter to a minimum 12 inches above floor.
- Basement - Water Meter - service valves not functional or correct.
- Basement - Water Piping - boiler fill water line requires backflow assembly or device.
- Basement - Water Piping - improper fittings or usage.
- Basement - Water Piping - improper piping or usage.
- Basement - Water Piping - pipe sizing incorrect.
- Basement - Water Piping - provide water piping to all fixtures and appliances.
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping.
- Basement - Water Piping - run 1 inch water line from meter to first major take off.
- Basement - Soil and Waste Piping - add appropriate hangers.
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage.
- Basement - Soil and Waste Piping - improper pipe supports.
- Basement - Soil and Waste Piping - no front sewer clean out.

- Basement - Soil and Waste Piping - no soil stack base clean out.
- Basement - Soil and Waste Piping - replace corroded cast iron or steel waste piping.
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping.
- Basement - Laundry Tub - faucet is missing, broken or parts missing.
- Basement - Laundry Tub - incorrectly vented.
- Basement - Laundry Tub - waste incorrect.
- Basement - Laundry Tub - water piping incorrect.
- First Floor - Laundry Tub - faucet is missing, broken or parts missing.
- First Floor - Laundry Tub - fixture is broken or parts missing.
- First Floor - Laundry Tub – unvented.
- First Floor - Laundry Tub - waste incorrect.
- First Floor - Laundry Tub - water piping incorrect.
- First Floor - Sink – unvented.
- First Floor - Sink - waste incorrect.
- First Floor - Sink - water piping incorrect.
- First Floor - Lavatory – unvented.
- First Floor - Lavatory - waste incorrect.
- First Floor - Lavatory - water piping incorrect.
- First Floor - Tub and Shower - incorrectly vented.
- First Floor - Tub and Shower - water piping incorrect.
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect.
- Second Floor - Sink - incorrectly vented.
- Second Floor - Sink - waste incorrect.
- Second Floor - Sink - water piping incorrect.
- Second Floor - Toilet Facilities - reset the toilet on a firm base.
- All Floors - Remove all unused waste, vent, water, and gas piping to the main and cap or plug to code.
- All Floors - Replace all missing gas piping to code.
- All Floors - Gas Piping - retest all gas piping for Xcel meter unlock.
- 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

- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
- Connect boiler 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.

- 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.
- Conduct witnessed pressure test on hot water heating system and check for leaks.
- Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
- Repair or replace fin tube radiation and covers as needed
- Install heating piping to code.
- Conduct witnessed pressure test on gas piping system.
- 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 **November 29, 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