



CITY OF SAINT PAUL

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Saint Paul, MN 55101-1806

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361.0

April 19, 2018

07-193319

Ling Jian 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:

877 WOODBRIDGE ST

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

Lewis Second Addition to St Pa Lot 1 Blk 12

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 11, 2018 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 February 9, 2012 Code Compliance Report:

BUILDING

- Tuck Point interior/exterior of foundation as necessary.
- Permanently secure top and bottom of support posts in an approved manner.

- 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.
- 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.
- 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.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide durable, dustless parking surface as specified in the zoning code.
- Openings in stair risers must be less than 4 inches.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Clean and repair gutters and down spouts.
- Repair fence and gate or remove.
- Install deck handrail to code on stairs.
- Repair foundation on exterior and install window well as needed.
- Have open wall inspected before covering up.
- Repair foundation walls in basement and tuck point stone. Also need concrete floor in basement.
- Repair basement windows; two windows to be openable.
- Basement door not to swing over stairs.
- A building permit is required to correct the above deficiencies.

ELECTRICAL

- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Replace GFCI receptacle in second floor bathroom adjacent to the sink
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Install exterior lights at front entry doors
- Wire receptacle for water heater to 2011 NEC. All NM cable dated 2009 installed without permit must be wired to 2011 NEC.
- Remove or properly dead end unused electrical in basement.
- All newly replaced receptacles throughout duplex must be replaced to 2011 NEC 406.4(D)
- Owner if homesteading can only perform work in his unit under an electrical permit. Cannot work in common basement.

- Based on repair list purchase a permit for 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 buildings on the property must meet the St. Paul Property Maintenance Code
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING (from the 2007 Code Compliance Plumbing Report)

- All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.
- The water heater temperature and pressure relief valve discharge piping is incorrect.
- The water heater has no gas shutoff or gas piping is incorrect.
- The water heater gas venting and water piping is incorrect.
- The water heater is not fired or in service.
- The water meter is removed and not in service.
- The water meter needs repair or is broken.
- The water meter service valves are not functional or correct.
- The water meter has corroded piping and incorrect piping.
- Repair or replace all corroded, broken or leaking water piping.
- The water piping has improper fittings or usage.
- The water piping boiler full water line requires back flow assembly or device.
- Provide water piping to all fixtures and appliances.
- Replace corroded gas piping.
- The range gas shutoff, connector or gas piping is incorrect.
- The dryer gas shutoff, connector or gas piping is incorrect.
- Provide anti-tip device to range.
- Omit any unused gas lines and re-test all gas piping.
- The soil and waste piping has no front sewer cleanout and no soil stack base cleanout and has unplugged or open piping and back pitched piping.
- The soil and waste piping has improper pipe supports and improper connections, transitions, fitting or pipe usage.
- Remove all saddles, no wet vent on closet.
- The first floor kitchen sink waste is incorrect and un-vented.
- The first floor kitchen sink fixture is broken or parts missing.
- The kitchen sink faucet is missing, broken or parts missing.
- The first floor water closet waste is incorrect and the fixture and faucet is broken or parts missing.
- The first floor tub and shower waste is incorrect and un-vented. Provide anti-siphon/anti-scald valve. Also, replace waste and overflow.
- The range gas shutoff, connector or gas piping is incorrect.
- The dryer gas shutoff, connector or gas piping is incorrect.
- The lavatory waste is incorrect and un-vented.

- The second floor kitchen sink is un-vented.
- The second floor lavatory waste is incorrect and un-vented.
- The second floor tub and shower waste is incorrect and un-vented. Provide anti-siphon/anti-scald valve.
- The second floor water closet waste is incorrect and un-vented. The fixture is broken, or parts missing.
- The exterior lawn hydrant(s) are broken or parts missing and requires back flow assembly or device.
- The exterior plumbing vent(s) has broken piping and no flashing (verify).
- Obtain plumbing permits prior to commencement of work.

HEATING

- Clean and Orsat test furnace burners. Check all controls for proper operation. Check furnace heat exchangers for leaks; provide documentation from a licensed contractor that the heating units are safe
- Install approved metal chimney liner
- Provide adequate combustion air and support duct to code
- Conduct witnessed pressure test on gas piping system.
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary
- Mechanical gas, ventilation and warm air permits are required for the above work and for recently installed furnaces and bath and kitchen exhausts.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **May 19, 2018** 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** 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