



May 17, 2019

Apostolic Church Minnesota Assembly
Kenneth Udoibok Pastor
1898 Highland Parkway
St Paul MN 55116-1327

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:

1179 7TH ST E

With the following Historic Preservation information: Inventory #: RA-SPC-5392

and legally described as follows, to wit:

J W BASS SUB L14-15 & PT L13 LOTS 6 AND LOT 7 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 April 23, 2019 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 and brick, commercial building.

The following is excerpted from the April 1, 2019 Fire Inspection Code Compliance Notice:

DEFICIENCIES

1. 1st Floor Fire Alarm Room - Provide FIRE ALARM PANEL sign on door.
2. 1st Floor Kitchen - Provide approved fire extinguishers in accordance with the following types, sizes and locations. Provide one K - Class fire extinguisher within the cooking area of commercial kitchens. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations. K - Class fire extinguisher is required if the deep fryer remains in kitchen.
3. 1st Floor Kitchen - Contact a qualified contractor to provide an approved hood and duct ventilation fire suppression system. All work must be done under a permit. Restore hood to functioning condition or remove if hood is not going to be used. Provide appliance layout for under hood; may need to relocate suppression nozzles from previous layout.
4. 1st Floor Kitchen Hood - Contact a qualified hood and duct cleaning service company to clean and service grease duct vent for commercial cooking equipment. Provide documentation as proof of compliance. Maintain venting system in a clean and sanitary condition.
5. 1st Floor Kitchen Hood - Provide required six-month service of the hood and duct fire suppression system. Provide documentation from qualified contractor.
6. 1st Floor Occupant Load - Post the occupant load on an approved sign in a conspicuous location near the main exit of the room. Walls have been opened open and layout changed, new occupant load will need to be calculated on plans based on the proposed layout.
7. 1st Floor Walls - East side stairwell on north wall has water damage in wall and needs replacement. First floor bathroom walls have some decayed studs and drywall and need replacement.
8. 2nd Floor Center Stairway - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair. Provide handrails at the center 2-step and 3-step stairways where the floor level change is.
9. 2nd Floor Occupant Load - Post the occupant load on an approved sign in a conspicuous location near the main exit of the room. Walls have been opened open and layout changed, new occupant load will need to be calculated on plans based on the proposed layout.
10. Basement Crawlspace - Install vapor barrier on grade in crawl space in area between basement sections.
11. Basement Exit Signs - Provide and maintain approved directional exit signs. Provide exit signs to direct to both the exits from basement.
12. Basement Extermination - Exterminate and control insects, rodents or other pests. Provide documentation of extermination. Basement shows signs of rodent infestation.
13. Basement Fire Extinguisher - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service. Service or remove the small 1A5BC fire extinguisher at bottom of stairway in basement, doesn't meet required rating size.
14. Basement Fire Sprinkler - Immediately repair and return the fire sprinkler system to service. All work must be done by a licensed contractor under permit.
15. Basement Fire Sprinkler Controls - Provide approved physical security of all fire sprinkler control valves.

16. Basement Fire Sprinkler Controls - Contact a fire sprinkler contractor to provide a sprinkler head box including spare sprinkler heads and/or a wrench. The box must be located and maintained at the main riser.
17. Basement PVC Drain Piping - Remove obstruction to the fire sprinkler head or contact a licensed fire sprinkler contractor to provide code compliant coverage. Any sprinkler work must be done by a licensed contractor under a permit. The drain piping in front area of basement obstructs the sprinkler heads. Either piping or sprinklers need to be relocated.
18. Basement Sanitation - Provide and maintain interior in a clean and sanitary condition. Clean the debris and rodent droppings from basement; sanitize the floor. Remove trash, rot and soil from basement.
19. Basement Structural - Replace all decayed wood and rusted steel post and replace all decayed framing. Replace, sister or properly support floor joist with decayed ends.
20. Exterior Basement - Repair all old window openings and framing around old basement windows and foundation.
21. Exterior Doors - Repair and maintain the door in good condition.
22. Exterior Fire Keybox - Call Fire Department Communication Center at (651) 266-7702 to make arrangements to have the key box opened when you have the correct keys on site.
23. Exterior Front - Provide address numbers on building. Provide address numbers visible from alley-side of the building. Provide reflective numbers or illuminate at night for front address numbers.
24. Exterior Grading - Provide and maintain the proper grade to slope away from the building to minimize the accumulation of water near the building. Repair grading around building to keep water from seeping into structure.
25. Exterior Roof - Provide and maintain the roof weather tight and free from defects. Repair roofing and replace as needed.
26. Exterior Walls - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint. Repair all damaged areas of mortar and brick work. Tuck-point as necessary. Replace decayed or damaged and improperly installed siding on east side of building.
27. Exterior Windows - Repair and maintain the windows and window glass as necessary.
28. Fire Alarm - Provide required annual maintenance of the fire alarm system by a qualified person and provide written documentation as proof of compliance.
29. Fire Extinguishers - Provide approved fire extinguishers in accordance with the following types, sizes and locations. Provide minimum 2A10BC fire extinguishers spaced not more than 75 feet travel distance from any point in the building to an extinguisher. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations.
30. Fire Extinguishers - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service.
31. Fire Sprinkler - Provide required annual inspection and testing of the fire sprinkler system by a licensed fire sprinkler contractor and provide written documentation as proof of compliance. Tags must be maintained on the riser showing the latest date of inspection and testing.

32. Throughout: Emergency Lighting - Provide and maintain an approved emergency lighting system. Repair non-working emergency light fixtures. Provide additional fixtures as necessary for coverage of stairways and exit paths at all floors.
33. Throughout: Exit Doors - Provide and maintain approved panic release hardware on all exit doors. Remove all other locks on exit doors other than the panic hardware. Restore doors to functioning where screwed shut.
34. Throughout: Exit Signs - Provide and maintain approved external or internal lighting of the exit sign. Replace burnt out light bulbs and/ or batteries in exit signs.
35. Throughout: Fire Sprinkler Coverage - Contact a fire sprinkler contractor to relocate the improperly located sprinkler heads. All sprinkler work must be done by a licensed contractor under permit. Sprinkler heads throughout the building are now improperly located due to walls and ceilings being opened up. Relocate heads as necessary to provide proper coverage depending on final location of new walls and ceilings.
36. Throughout: Lighting - Provide and maintain illumination in all portions of the exit system.
37. Throughout: Stairways - Repair or replace the unsafe stairway in an approved manner. Replace damaged and loose stair treads noted on multiple stairways.
38. Throughout: Structural - Maintain code approved fire rating for occupancy class on steel beams, floors and doors.
39. Throughout - Repair and maintain the ceiling in an approved manner.
40. Throughout - Repair and maintain the floor in an approved manner.
41. Throughout - Repair and maintain the walls in an approved manner.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **June 16, 2019** 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 **Tom Friel** at **651-266-1906**, or you may leave a voice mail message.

Sincerely,

Tom Friel

Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council