



CITY OF SAINT PAUL

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January 22, 2019

Luul A Omar  
17043 Stonebriar Circle SW  
Prior Lake MN 55372-7584

## 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:**

**530 GERANIUM AVE E**

With the following Historic Preservation information: NONE

**and legally described as follows, to wit:**

BEAUPRE & KELLYS ADDITION E 38 FT OF LOTS 10 11 AND LOT 12 BLK 11

**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 December 5, 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 one and one-half story, wood frame, single-family dwelling with a garage structure that was converted into a storage facility.

The list of deficiencies is excerpted from the February 26, 2016 Code Compliance Report:

**BUILDING**

1. Tuck Point interior/exterior of foundation as necessary.
2. Repair or replace damaged doors and frames as necessary, including storm doors.
3. Weather seal exterior doors, threshold and weather-stripping.
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. Where wall and ceiling covering is removed install full thickness or code-specified insulation.
7. Air-seal and insulate attic/access door.
8. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
9. Provide major clean-up of premises.
10. Repair siding, soffit, fascia, trim, etc. as necessary.
11. Provide proper drainage around house to direct water away from foundation of house.
12. Dry out basement and eliminate source of moisture.
13. Provide proper drainage around house to direct water away from foundation of garage.
14. Install downspouts and a complete gutter system.
15. Install rain leaders to direct drainage away from foundation.
16. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
17. Provide general rehabilitation of garage.
18. Remove east side wall covering from basement.
19. Remove northeast bedroom from basement.
20. 2nd. floor is not habitable space, for storage only.
21. Remove small storage shed.
22. Repair large storage shed at rear of property and install new roof covering.
23. Remove mold, mildew and moldy or water damaged materials.
24. Replace roof covering on rear porch.
25. Properly support roof on front porch from deck to grade.
26. Weather seal basement bulk head using approved materials.
27. 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.
28. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
29. Provide complete storms and screens, in good repair for all door and window openings.
30. Provide functional hardware at all doors and windows.
31. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.

## **ELECTRICAL**

1. 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.
2. Properly support/wire exterior luminaire (light fixture) at entry door.
3. Electrical Installations throughout house were done with no permit. New Electrical Panel, Fixtures, Receptacles: Provide for a licensed electrician to go through all installations and ensure wiring installed to current NEC 2014.
4. Ensure/rewire all electrical associated with NM cables dated after 2003 to current NEC. An electrical permit was never purchased for that wiring.
5. 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.
6. Provide a complete circuit directory at service panel indicating location and use of all circuits.
7. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices.
8. Basement -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
9. Electrical Panel -Illegally upgraded service panel. Wire and ground to current NEC.
10. Electrical Panel -Replace all breakers in electrical panel due to excessive corrosion.
11. Garage (No Access) -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
12. Kitchen -Through cabinets -Remove all cord wiring used as a substitute for fixed wiring.
13. Throughout -Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly.
14. Throughout -Ensure/Install box extensions on devices mounted in wood paneling and tiled walls.
15. Throughout -Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.
16. Throughout -Properly strap and support cables and/or conduits.
17. Throughout -Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. NOTE - receptacles, and fixtures have been changed out with no permit. All installations shall be installed to current NEC 2014 and permit.
18. Throughout House -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. This also includes all wire-mold installations, open grounds to fixtures, wiring for above sink fixture.

## **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 preventer.
3. Piping Vents - Install the correct size piping vents.
4. Piping Vents - Install the piping vents in the proper location.
5. Piping Vents - Install the required vent piping.

6. Plumbing - Provide a water tight joint between the fixture and the wall or floor.
7. Plumbing - Obtain permits and provide tests/inspections for any plumbing performed without permits.
8. Basement -Gas Piping - Install an approved shut off; connector and gas piping for the dryer.
9. Basement -Gas Piping - Vent clothes dryer to code.
10. Basement -Laundry Tub - Install the waste piping to code.
11. Basement -Lavatory - Install a proper fixture vent to code.
12. Basement -Lavatory - Install the waste piping to code.
13. Basement -Soil and Waste Piping - Install a front sewer clean out.
14. Basement -Soil and Waste Piping - Replace all improper connections, transitions, fittings or pipe usage.
15. Basement -Toilet Facilities - Install a proper fixture vent to code.
16. Basement -Toilet Facilities - Repair/replace the fixture that is missing, broken or has parts missing.
17. Basement -Tub and Shower - Install a proper fixture vent to code.
18. Basement -Tub and Shower - Install the waste piping to code.
19. Basement -Water Heater - The water heater must be fired and in service.
20. Basement -Water Meter - Raise the water meter to a minimum of 12 inches above the floor.
21. Basement -Water Meter - Support the water meter to code.
22. Basement -Water Meter - The water meter must be installed and in service.
23. Basement -Water Meter - The service valves must be functional and installed to code.
24. Basement -Water Meter - The water meter must be removed from the pit.
25. Basement -Water Piping - Provide a one (1) inch water line to the first major take off.
26. Basement -Water Piping - Add the appropriate water pipe hangers.
27. Basement -Water Piping - Repair or replace all the corroded, broken, or leaking water piping.
28. Basement -Water Piping - Replace all the improper fittings and fittings that have improper usage.
29. Basement -Water Piping - Replace all improper water piping and piping with improper usage.
30. First Floor -Gas Piping - Install an approved shut off; connector and gas piping for the range.
31. First Floor -Laundry Tub - Install the waste piping to code.
32. First Floor -Laundry Tub - Install the water piping to code.
33. First Floor -Lavatory - Install the waste piping to code.
34. First Floor -Sink - Install the waste piping to code.
35. First Floor -Sink - Install the water piping to code.
36. First Floor -Toilet Facilities - Install a proper flanged fixture connection on a firm base.

## **HEATING**

1. Clean and Orsat test furnace 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. Provide 30 inches of clearance in front of furnace for service.
3. Replace furnace flue venting to code.

4. Provide adequate clearance from flue vent pipe on furnace to combustible materials or provide approved shielding according to code.
5. Vent clothes dryer to code and provide approved gas piping and valve.
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. Install furnace air filter access cover.
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. 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.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **February 21, 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