



CITY OF SAINT PAUL

375 Jackson Street., Suite 220
Saint Paul, MN 55101-1806

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September 26, 2019

William J Bernier
4934 Quail Ave N
Crystal MN 55429-3647

Leslie Lucht
1090 Cumberland St
St Paul MN 55117

Order to Abate Nuisance Building(s)

Dear Interested Party:

The Vacant/Nuisance Buildings Unit, Department of the Department of Safety and Inspections, Division of Code Enforcement, hereby declares the premises located at:

985 WOODBRIDGE ST

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

BARNEY NORTON&KINGSLEY FIRST LOTS 1 AND LOT 2 BLK 2

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 September 12, 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, single-family dwelling with a detached, two-stall garage and accessory shed.

The following is excerpted from the May 13, 2015 Code Compliance Report:

BUILDING

1. Dry out basement and eliminate source of moisture.
2. Repair walls, ceiling and floors throughout, as necessary.
3. 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.
4. 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.
5. Charred building components shall be scraped or sandblasted completely clean and water-damaged components replaced. A determination of necessary fire damage corrective measures shall be made by this department or by a registered structural engineer as to replacement, repairs, etc. All smoke damaged and charred members shall be cleaned, sealed and deodorized.
6. Provide fire block construction as necessary and seal chases in basement ceiling.
7. Where wall and ceiling covering is removed install full thickness or code specified insulation.
8. Air-seal and insulate attic/access door.
9. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
10. Provide major clean-up of premises.
11. Repair siding, soffit, fascia, trim, etc. as necessary.
12. Remove mold, mildew and moldy or water damaged materials.
13. Provide proper drainage around house to direct water away from foundation of house
14. Provide proper drainage around house to direct water away from foundation of garage.
15. Install downspouts and a complete gutter system.
16. Install rain leaders to direct drainage away from foundation.
17. Provide general rehabilitation of garage.
18. Install address numbers visible from street and on the alley side of garage.
19. Grade must drain away from foundation of dwelling. Maintain 6-inch clearance between wood and soil.
20. Repair front porch walls at grade (need decay resistant materials within 6-inches of grade).
21. Replace decayed rear exterior steps.
22. Install handrails and guardrails to code.
23. 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.
24. Replace or sister fire damaged floor joist.
25. Remove all wall, ceiling and floor covering from basement including wood framed floor at east end of basement.
26. Install flashing on top of foundation of garage at bottom of siding.
27. Call for framing and insulations before covering.
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. Repair or replace damaged doors and frames as necessary, including storm doors.
32. Weather seal exterior doors, threshold and weather-stripping.
33. Install floor covering in bathroom and kitchen that is impervious to water.
34. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner.

ELECTRICAL

1. Properly wire dishwasher/disposal to current NEC.
2. Repair/replace damaged electrical due to fire to current NEC.
3. Insure garage wired to current NEC and all devices accessible for inspection.
4. Provide a complete circuit directory at service panel indicating location and use of all circuits.
5. Close openings in junction boxes with knockout seals, proper cable clamps, and/or junction box covers.
6. Properly strap and support cables and/or conduits.
7. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
8. 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.
9. 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.
10. Properly support/wire exterior luminaires (light fixtures) and other devices.
11. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
12. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
13. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
14. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING

1. All damaged waste, vent, water, and gas systems to be repaired or replaced. Air test required on all gas piping. All plumbing to hold final air test.
2. All 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. Install heating system to code with all required permits and inspections. Remove all remaining abandoned heating equipment and related piping.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **October 26, 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.

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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