



CITY OF SAINT PAUL

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

Telephone: 651-266-8989
Facsimile: 651-266-1919
Web: www.stpaul.gov/dsi

October 14, 2019

PHH Mortgage Corp
1 Mortgage Way
Mount Laurel NJ 08054-4637

Nationstar Mortgage LLC
8950 Cypress Waters Blvd
Dallas TX 75063

Safeguard Properties
7887 Safeguard Circle
Valley View OH 44125

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:

1286 SHERBURNE AVE

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

SYNDICATE NO. 5 ADDITION LOT 2 BLK 31

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 9, 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 one-and-one-half story, wood frame, single-family dwelling with a detached, one-stall garage.

The following is excerpted from the December 28, 2017 Code Compliance Report:

BUILDING

1. Install handrails (34 inches-38 inches above each nosing) and guardrails (36-inch minimum) at all stairways, and return handrail ends into a newel post or wall per attachment.
2. Repair siding, soffit, fascia, trim, etc. as necessary.
3. Provide proper drainage around house to direct water away from foundation of house.
4. Provide proper drainage around house to direct water away from foundation of garage.
5. Install rain leaders to direct drainage away from foundation.
6. Provide general rehabilitation of garage.
7. Install address numbers visible from street and on the alley side of garage.
8. Replace garage siding and overhead door.
9. New roof covering installed without permit, need roof permit and final inspection. Owner to supply ladder for final.
10. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
11. Provide complete storms and screens, in good repair for all door and window openings.
12. Provide functional hardware at all doors and windows.
13. 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.
14. Where wall and ceiling covering is removed install full thickness or code-specified insulation.
15. Air-seal and insulate attic/access door.
16. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
17. Provide major clean-up of premises.
18. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner.

ELECTRICAL

1. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. Replace / Repair electrical service panel.
3. Verify that the wiring in the garage is installed per the NEC. (no access at time of inspection).
4. 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.
5. Provide a complete circuit directory at service panel indicating location and use of all circuits.
6. 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.
7. Basement -Repair damaged electrical due to vandalism to current NEC.
8. Basement -Properly strap and support cables and/or conduits.

9. Throughout -Remove all cord wiring used as a substitute for fixed wiring.
10. Throughout -Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
11. 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.
12. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
13. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING

1. Basement -Gas Piping - Install an approved shut off; connector and gas piping for the dryer.
2. Basement -Gas Piping - Vent clothes dryer to code.
3. Basement -Laundry Tub - Install the waste piping to code.
4. Basement -Laundry Tub - Install the water piping to code.
5. Basement -Soil and Waste Piping - Install a front sewer clean out.
6. Basement -Soil and Waste Piping - Install a clean out at the upper terminal at each horizontal drainage pipe.
7. Basement -Tub and Shower - Install a hot water temperature limiting device.
8. Basement -Water Heater - Install the gas shut off and the gas piping to code.
9. Basement -Water Heater - Install the water heater gas venting to code.
10. Basement -Water Heater - The water heater venting requires a chimney liner.
11. Basement -Water Heater - The water heater must be fired and in service.
12. Basement -Water Meter - The water meter must be installed and in service.
13. Basement -Water Meter - The service valves must be functional and installed to code.
14. Basement -Water Piping - Replace all improper water piping and piping with improper usage.
15. Basement -Water Piping - Provide water piping to all fixtures and appliances.
16. Basement -Water Piping - Provide a one (1) inch water line to the first major take off.
17. Exterior -Lawn Hydrants - Repair or replace the lawn hydrants that are broken or have parts missing.
18. Exterior -Lawn Hydrants - The lawn hydrant(s) require a backflow preventer.
19. First Floor -Sink - Install a proper fixture vent to code.
20. First Floor -Sink - Install the waste piping to code.
21. First Floor -Sink - Install the water piping to code.
22. First Floor -Tub and Shower - Install scald and thermal shock protection, ASSE Standard 1016.
23. First Floor -Tub and Shower - Replace the waste and overflow.
24. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

HEATING

1. Clean and Orsat test furnace/boiler 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 a means of returning air from every habitable room to the furnace. Return air cannot be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
3. Install approved metal chimney liner.
4. Replace furnace/boiler flue venting to code.
5. Connect furnace/boiler and water heater venting into chimney liner.
6. Vent clothes dryer to code.
7. Plug, cap and/or remove all disconnected gas lines.
8. Install furnace air filter access cover.
9. Clean all supply and return ducts for warm air heating system.
10. Repair and/or replace heating registers as necessary.
11. Provide heat in every habitable room and bathrooms.
12. Submit documentation verifying that A/C system is operable, if not, repair, replace or remove and seal all openings.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **November 13, 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 **Matt Dornfeld** at **651-266-1902**, or you may leave a voice mail message.

Sincerely,

Matt Dornfeld

Vacant Buildings Enforcement Inspector