



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

November 21, 2019

Nneka S Morgan
1431 Sherburne Ave
St Paul MN 55104-2414

Forethought Life Insurance Company
300 N Meridian Street, Suite 1800
Indianapolis IN 46204

Order to Abate Nuisance Building(s)

Dear Interested or Responsible Party:

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

1282 HAGUE AVE

With the following Historic Preservation information: NONE
and legally described as follows, to wit:

ANNA E RAMSEY ADD LOT 1 BLK 14

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 November 6, 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.

The following is excerpted from the August 5, 2019 Code Compliance Report:

BUILDING

1. Dry out basement and eliminate source of moisture.
2. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
3. Install water-proof enclosure in shower area.

4. Repair siding, soffit, fascia, trim, etc. as necessary.
5. Provide proper drainage around house to direct water away from foundation of house.
6. Provide ground cover capable of controlling sediment and erosion.
7. Remove west side deck roof or get zoning approval.
8. Repair foundation at front porch.
9. Repair or remove storage shed.
10. Replace weather barrier that's been open to UV rays.
11. Install headers over spanned window and door openings.
12. Remove mold, mildew and moldy or water damaged materials.
13. Finish siding, fascia, soffits and exterior trim with required inspections.
14. 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.
15. Provide complete storms and screens, in good repair for all door and window openings.
16. Install floor covering in bathroom and kitchen that is impervious to water.
17. Repair walls, ceiling and floors throughout, as necessary.
18. 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.
19. 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.
20. Where wall and ceiling covering is removed install full thickness or code-specified insulation.
21. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner.

ELECTRICAL

1. Ensure/rewire all electrical associated with NM cables to current NEC. An electrical permit was never purchased for that wiring.
2. Properly support/wire exterior luminaire (light fixture) at entry door.
3. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
4. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards.
5. Replace electrical service panel due to excessive corrosion. Including mast and meter.
6. Replace conduit/fittings due to excessive corrosion.
7. Repair damaged electrical due to vandalism to current NEC.
8. Properly wire furnace to current NEC.
9. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
10. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 of NEC from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter.
11. Provide a complete circuit directory at service panel indicating location and use of all circuits.

12. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.
13. Properly strap and support cables and/or conduits.
14. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
15. 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.
16. 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.
17. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING

1. Plumbing system has been removed. Install all waste, vent, water, and gas piping systems per Minnesota Plumbing Code Chapter 4716 and per the Minnesota Mechanical and Fuel Gas code.
2. Provide 5 Pound air test and final manometer test on all sanitary waste and venting plumbing systems.
3. Gas Piping: Conduct a witnessed pressure test on gas piping system.
4. Gas Piping: Install an approved shut off; connector and gas piping for the dryer.
5. Gas Piping: Vent clothes dryer to code.
6. Gas Piping: Conduct a witnessed pressure test on gas piping system.
7. Gas Piping: Remove all disconnected gas lines and unapproved valves.
8. Plumbing - General: Obtain permits and provide tests/inspections for any plumbing performed without permits.
9. Plumbing - General: Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
10. Water Heater: A pressure and temperature relief valve is required.
11. Water Heater: Provide adequate combustion air for the gas burning appliance.
12. Water Heater: Correct the pressure and temperature relief valve discharge.
13. Water Heater: Install the gas shut off and the gas piping to code.
14. Water Heater: Install the water heater gas venting to code.
15. Water Heater: The water heater venting requires a chimney liner.
16. Water Heater: Install the water piping for the water heater to code.
17. Water Heater: Install an approved automatic gas control valve.
18. Water Heater: The water heater must be fired and in service.
19. Water Meter: The water meter must be installed and in service.
20. Water Meter: The service valves must be functional and installed to code.
21. Water Meter: Support the water meter to code.
22. 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. Install approved automatic gas valve for furnace/boiler.
2. 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.
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. Provide adequate combustion air and support duct to code.
8. Provide support for gas lines to code.
9. Plug, cap and/or remove all disconnected gas lines.
10. Install furnace air filter access cover.
11. Clean all supply and return ducts for warm air heating system.
12. Repair and/or replace heating registers as necessary.
13. Provide heat in every habitable room and bathrooms
14. Support supply and return piping from heating system according to code
15. Conduct witnessed pressure test on hot water heating system and check for leaks
16. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
17. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
18. Repair or replace fin tube radiation and covers as needed.
19. Repair or replace radiator valves as needed.
20. Submit documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings.
21. Run condensate drain line from A/C unit coil in basement to an approved location and secure as needed.
22. Mechanical permits are required for the above work.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **December 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 dollars (\$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