



CITY OF SAINT PAUL

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December 13, 2019

Rodney Theng
C/O Kim Sorn Theng
2534 Montana Ave E
Maplewood MN 55119-3151

Order to Abate Nuisance Building(s)

Dear Responsible or 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:

2022 STILLWATER AVE

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

BEAVER LAKE HEIGHTS LOT 6 BLK 5

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 26, 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-story, wood frame, single-family dwelling with a detached, one-stall garage.

BUILDING

1. Dry out basement and eliminate source of moisture.
2. Install floor covering in bathroom and kitchen that is impervious to water.
3. Repair walls, ceiling and floors throughout, as necessary.

4. 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.
5. Provide fire block construction as necessary and seal chases in basement ceiling.
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. Provide weather sealed, air sealed and vermin sealed exterior.
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. Remove trees which are against foundation of home and garage.
19. Grade must drain away from foundation of dwelling. Maintain 6-inch clearance between wood and soil.
20. Replace decayed steps and steps with uneven risers on west side of house, also repair landing.
21. Install guardrail on basement stairs to code.
22. Replace ceiling and wall covering in rear bedroom closet (organic growth)
23. 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.
24. Replace uneven sidewalk at west side steps.
25. Replace decayed bottom plates on garage.
26. Replace overhead garage door and install gutters and downspouts on garage.
27. Replace garage service door.
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.
32. Repair or replace damaged doors and frames as necessary, including storm doors.
33. Weather seal exterior doors, threshold and weather-stripping.
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 electric dryer receptacle/branch circuit/overcurrent device to current NEC.
2. 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.
3. Ensure/properly wire furnace to current NEC.
4. Service panel. Wire and ground to current NEC.
5. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
6. 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.
7. Provide a complete circuit directory at service panel indicating location and use of all circuits.
8. Install "S" type fuse adapters and proper size "S" type fuses due to over fusing.
9. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices.
10. Basement -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.
11. Basement -Replace electrical service panel due to excessive corrosion.
12. Basement -Replace conduit/fittings due to excessive corrosion.
13. Basement -Properly strap and support cables and/or conduits.
14. Bathroom - Provide GFCI protection on bathroom receptacle
15. Closets - Provide approved fixtures and location to shelves to current NEC.
16. Exterior - Provide proper clearances for overhead service conductors to current NEC across yard, drip loop and on house.
17. Exterior -Meter Box - Provide proper clearances in front of and provide access inside meter box.
18. Throughout -Remove all cord wiring used as a substitute for fixed wiring.
19. Throughout -Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
20. 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.
21. Throughout -Ensure/Provide grounding to current NEC for junction boxes and equipment.
22. Throughout -Provide for all receptacles to be flush to the finished plate.
23. Throughout -Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.
24. Throughout/Garage -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
25. 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 a proper fixture vent to code.
4. Basement -Laundry Tub - Install the waste piping to code.
5. Basement -Soil and Waste Piping - Plug all open piping and properly pitch all piping.
6. Basement -Soil and Waste Piping - Install proper pipe supports.
7. Basement -Soil and Waste Piping - Replace all improper connections, transitions, fittings or pipe usage.
8. Basement -Soil and Waste Piping - Install a clean out at the upper terminal at each horizontal drainage pipe.
9. Basement -Water Heater - Correct the pressure and temperature relief valve discharge.
10. Basement -Water Heater - Install the gas shut off and the gas piping to code.
11. Basement -Water Heater - Install the water heater gas venting to code.
12. Basement -Water Heater - The water heater venting requires a chimney liner.
13. Basement -Water Heater - Install the water piping for the water heater to code.
14. Basement -Water Heater - The water heater must be fired and in service.
15. Basement -Water Meter - The water meter must be accessible.
16. Basement -Water Meter - The service valves must be functional and installed to code.
17. Basement -Water Piping - Replace all the improperly sized water piping.
18. Basement -Water Piping -(MPC 604) Replace all the improper fittings and fittings that have improper usage.
19. Basement -Water Piping - Provide a one (1) inch water line to the first major take off.
20. Basement -Water Piping - Repair or replace all the corroded, broken, or leaking water piping.
21. Exterior -Lawn Hydrants - The lawn hydrant(s) require a backflow preventer.
22. First Floor -Lavatory - Install a proper fixture vent to code.
23. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
24. First Floor -Sink - Install a proper fixture vent to code.
25. First Floor -Sink - Install the waste piping to code.
26. First Floor -Toilet Facilities - Install a proper fixture vent to code.
27. First Floor -Toilet Facilities - Install the waste piping to code.
28. First Floor -Tub and Shower - Install a proper fixture vent to code.
29. First Floor -Tub and Shower - Install the waste piping to code.
30. First Floor -Tub and Shower - Replace the waste and overflow.
31. 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.

MECHANICAL

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. Replace furnace flue venting to code.
3. Connect furnace and water heater venting into chimney liner.
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 (plumbing or mechanical gas permit is required).
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 and unapproved valves.
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.
14. 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.
15. Conduct witnessed pressure test on gas piping system and check for leaks, provide required sediment trap (dirt leg) to furnace gas piping.
16. Mechanical Gas and Ventilation 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 **January 12, 2020** 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 **Rich Singerhouse** at **651-266-1945**, or you may leave a voice mail message.

Sincerely,

Rich Singerhouse

Vacant Buildings Enforcement Inspector