



CITY OF SAINT PAUL

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

Telephone: 651-266-8989
Facsimile: 651-266-1919
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October 05, 2020

Lisa Allred
PO Box 40058
St Paul MN 55104-8058

Scott J Wilson
442 Livingston Ave
St Paul MN 55107-2252

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:

1313 SEMINARY AVE

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

HERSEY WOOLSEY ADDITION LOT 22 BLK 8

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 30, 2020 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 framed, single-family dwelling with a detached, two-stall garage.

The following is excerpted from the July 17, 2017 Code Compliance Report:

BUILDING

1. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
2. Install rain leaders to direct drainage away from foundation.
3. Grade must drain away from foundation of dwelling. Maintain 6-inch clearance between wood and soil.
4. Install drip cap on garage OH door.
5. Replace deck steps, bottom riser to high or rebuild to code.
6. Ensure basement windows in working order. (boarded)
7. Replace or level un-even front sidewalk.
8. Clean up trash behind garage.
9. Provide complete storms and screens, in good repair for all door and window openings.
10. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures if lead base paint is present.
11. Where wall and ceiling covering is removed install full thickness or code-specified insulation.
12. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
13. Provide major clean-up of premises.
14. Provide proper drainage around house to direct water away from foundation of house.
15. Install downspouts and a complete gutter system.
16. 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 dated after 1999 to current NEC. An electrical permit was never purchased for that wiring.
2. No access to garage.
3. Provide access to junction boxes above basement bathroom ceiling.
4. Repair garage feed conduit on exterior of house.
5. Provide a complete circuit directory at service panel indicating location and use of all circuits.
6. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Painted receptacles - (1) dining room, (3) living room, (1) 2nd floor East bedroom, (1) 2nd floor North bedroom.
7. 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.
8. 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.
9. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
10. Properly wire multi-wire circuits in panelboard to ensure ungrounded conductors on opposite phases.
11. Ensure proper service panel clearance.

12. Properly terminate grounding electrode and service grounded conductors.
13. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING

1. Basement: Gas Piping - Vent clothes dryer to code.
2. Basement: Gas Piping - Install an approved shut off; connector and gas piping for the dryer.
3. Basement: Lavatory - Install a proper fixture vent to code.
4. Basement: Toilet Facilities - Install a proper fixture vent to code.
5. Basement -Toilet Facilities - Install the waste piping to code.
6. Basement -Toilet Facilities - Repair/replace the fixture that is missing, broken or has parts missing.
7. Basement: Toilet Facilities - Repair/replace the faucet that is missing, broken or has parts missing.
8. Basement: Tub and Shower - Install a proper fixture vent to code.
9. Basement: Tub and Shower - Install the waste piping to code.
10. Basement: Tub and Shower - Install the water piping to code.
11. Basement: Water Heater - The water heater venting requires a chimney liner.
12. Basement: Water Meter - Support the water meter to code.
13. Basement: Water Meter - The water meter must be removed from the pit.
14. 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. Vent clothes dryer to code.
3. Provide support for gas lines to code.
4. Plug, cap and/or remove all disconnected gas lines and unapproved plug valves.
5. Clean all supply and return ducts for warm air heating system.
6. Repair and/or replace heating registers as necessary.
7. Provide heat in every habitable room and bathrooms.
8. Run condensate drain from A/C unit coil in basement to an approved location and secure as needed.
9. Provide a means of return air from every habitable room to the furnace. Return air cannot be taken from closets, bathrooms, kitchen or mechanical rooms.
10. Verify the A/C system is operable, if not repair, replace or remove and seal all openings.
11. 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 **November 5, 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.

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If you have any questions or request additional information please contact **Joe Yannarelly** at **651-266-1920**, or you may leave a voice mail message.

Sincerely,

Joe Yannarelly

Vacant Buildings Enforcement Inspector