



February 22, 2021

Viggco LLC
86 Spruce Street
Mahtomedi MN 55115-1977

Firefly Credit Union
1400 Riverwood Drive
Burnsville MN 55337

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:

575 PARK ST

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

WHITNEYS SUBDIVISION ETC. S 13 FT OF E 57 FT OF LOT 11 & N 1/2 OF E 80 FT OF LOT 12 BLK 3

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 February 17, 2021 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.

The following is excerpted from the September 18, 2017 expired Code Compliance Report:

BUILDING

1. Ensure basement cellar floor is even, is cleanable, and all holes are filled.
2. Provide functional hardware at all doors and windows.

3. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
4. Repair or replace damaged doors and frames as necessary, including storm doors.
5. Weather seal exterior doors, threshold and weather-stripping.
6. Install floor covering in bathroom and kitchen that is impervious to water.
7. Repair walls, ceiling, and floors throughout, as necessary.
8. 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.
9. 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.
10. Where wall and ceiling covering is removed install full thickness or code-specified insulation.
11. Air-seal and insulate attic/access door.
12. Tuck Point interior/exterior of foundation as necessary.
13. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
14. Provide major clean-up of premises.
15. Repair siding, soffit, fascia, trim, etc. as necessary.
16. Provide proper drainage around house to direct water away from foundation of house.
17. Grade must drain away from foundation of dwelling. Maintain 6-inch clearance between wood and soil.
18. Rebuild basement entry.
19. Basement and crawl space need to be to code at final. (no access)
20. Replace kitchen and hall decayed flooring, subfloor and framing.
21. Replace damaged kitchen ceiling and framing as needed with inspections.
22. Replace all rim joist, sheathing, siding, and flashing at top of foundation. Have inspected before covering.
23. Dry out basement and eliminate source of moisture.
24. Replace roof covering and decayed roof boards.
25. Rebuild front south side steps to code.
26. Remove mold, mildew and moldy or water damaged materials.
27. Weather seal basement bulkhead using approved materials.
28. Provide adequate access, ventilation and clearance in crawl space area.
29. Strap or support top of stair stringers for structural stability.
30. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
31. Provide complete storms and screens, in good repair for all door and window openings.
32. 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 range 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. Properly support/wire exterior luminaire (light fixture) at entry door.
4. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
5. Replace electrical service panel due to excessive corrosion.
6. Replace conduit/fittings due to excessive corrosion.
7. Properly wire furnace to current NEC.
8. Check all wiring and devices for corrosion and damage. rewire all damaged or corroded electrical.
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 (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. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices.
13. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.
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 box extensions on devices mounted in wood paneling.
17. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING

1. Exterior -Lawn Hydrants - Repair or replace the lawn hydrants that are broken or have parts missing.
2. First Floor -Gas Piping - Install an approved shut off; connector and gas piping for the dryer.
3. First Floor -Gas Piping - Vent clothes dryer to code.
4. First Floor -Plumbing - General - Provide a water-tight joint between the fixture and the wall or floor.
5. First Floor -Plumbing - General - Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
6. First Floor -Plumbing - General - Provide proper fixture spacing.
7. First Floor -Toilet Facilities - Install a proper flanged fixture connection on a firm base.
8. First Floor -Tub and Shower - Install a hot water temperature limiting device, ASSE Standard 1070.
9. First Floor -Tub and Shower - Replace the waste and overflow.
10. 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. Install approved automatic gas valve for furnace.
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
3. 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.
4. Provide thirty (30) inches of clearance in front of furnace for service.
5. Move furnace/boiler out of closet/alcove or provide documentation from the equipment manufacturer indicating that it is an approved installation.
6. Move return air intake a minimum of ten (10) feet from furnace flue draft diverter or relocate it to another room.
7. Install approved metal chimney liner.
8. Replace furnace flue venting to code.
9. Connect furnace and water heater venting into chimney liner.
10. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
11. Vent clothes dryer to code.
12. Provide adequate combustion air and support duct to code.
13. Install furnace air filter access cover.
14. Clean all supply and return ducts for warm air heating system.
15. Repair and/or replace heating registers as necessary.
16. Provide heat in every habitable room and bathrooms
17. Run condensate drain from A/C unit coil in basement to an approved location and secure as needed.
18. Unable to gain entry to Mechanical Room - Basement during inspection, however registers are visible in the flooring. If there is any nonconforming heating equipment or piping that has been installed, it will need to be removed and brought up to current code and inspected.
19. 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 **March 24, 2021** 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 deposit 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 **Joe Yannarely** at **651-266-1920**, or you may leave a voice mail message.

Sincerely,

Joe Yannarely

Vacant Buildings Enforcement Inspector