



CITY OF SAINT PAUL

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

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February 22, 2021

Viggco LLC  
86 Spruce St  
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:**

**595 PARK ST**

With the following Historic Preservation information: NONE

**and legally described as follows, to wit:**

WHITNEYS SUBDIVISION ETC. LOT 14 BLK 4

**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 two-story, wood frame, duplex with a detached, two-stall garage.

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

### **BUILDING**

1. Install 20-minute fire rated doors, with self-closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes).

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. 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.
6. Where wall and ceiling covering is removed install full thickness or code-specified insulation.
7. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
8. Provide major clean-up of premises.
9. Repair siding, soffit, fascia, trim, etc. as necessary.
10. Provide proper drainage around house to direct water away from foundation of house.
11. Provide proper drainage around house to direct water away from foundation of garage.
12. Maintain one-hour fire separation between dwelling units and between units and common areas.
13. Provide general rehabilitation of garage.
14. Grade must drain away from foundation of dwelling. Maintain six-inch clearance between wood and soil.
15. Replace front steps to code.
16. Replace front porch roof covering.
17. Replace decayed trim on windows, doors, fascia, and soffit.
18. Replace missing garage soffit.
19. Replace decayed or damaged garage siding.
20. Replace rear deck joist hangers and install flashing at house also properly anchor deck to building.
21. Replace all decayed deck boards on deck and stairs, also install frost footings to code.
22. Deck hangs over beam more than code allows. Rebuild deck to code with approved plans.
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. Remove trees from around garage and install gable end truss bracing.
25. Ensure 1st. floor ceiling has one-hour fire rated assembly.
26. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
27. Provide complete storms and screens, in good repair for all door and window openings.
28. Provide functional hardware at all doors and windows.
29. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
30. Repair or replace damaged doors and frames as necessary, including storm doors.
31. Weather seal exterior doors, threshold and weather-stripping.
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 box extensions on devices mounted in wood paneling.
3. 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. SPLC 58, IRC
4. Properly support/wire exterior luminaire (light fixture) at entry door.
5. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
6. Replace damaged electrical service panels.
7. Replace conduit/fittings due to excessive corrosion.
8. Repair damaged electrical due to vandalism to current NEC.
9. Properly wire furnace to current NEC.
10. Home has been vandalized. Rewire all to current NEC.
11. Install globe type fixtures on all closet lights.
12. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
13. 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.
14. Provide a complete circuit directory at service panel indicating location and use of all circuits.
15. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices.
16. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.
17. Properly strap and support cables and/or conduits.
18. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
19. Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly.
20. Rewire and/or replace receptacles that are improperly wired or not functioning properly.
21. 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 -Laundry Tub - Install the water piping to code.
6. Basement -Soil and Waste Piping - Replace all improper connections, transitions, fittings, or pipe usage.
7. Basement -Water Heater - Install the gas shut off and the gas piping to code.
8. Basement -Water Heater - Install the water heater gas venting to code.
9. Basement -Water Heater - The water heater venting requires a chimney liner.
10. Basement -Water Heater - Install the water piping for the water heater to code.

11. Basement -Water Heater - Install an approved automatic gas control valve.
12. Basement -Water Heater - The water heater must be fired and in service.
13. Basement -Water Meter - Raise the water meter to a minimum of 12 inches above the floor.
14. Basement -Water Meter - Support the water meter to code.
15. Basement -Water Meter - The water meter must be installed and in service.
16. Basement -Water Piping - Repair or replace all the corroded, broken, or leaking water piping.
17. Basement -Water Piping - Replace all the improperly sized water piping.
18. Bathroom -Plumbing - General - Provide a water-tight joint between the fixture and the wall or floor.
19. Bathroom -Plumbing - General - Provide proper fixture spacing.
20. First Floor -Lavatory - Install a proper fixture vent to code.
21. First Floor -Lavatory - Install the waste piping to code.
22. First Floor -Lavatory - Repair/replace the fixture that is missing, broken or has parts missing.
23. First Floor -Lavatory - Repair/replace the faucet that is missing, broken or has parts missing.
24. First Floor -Plumbing - General - Remove all unused waste, vent, water, and gas piping to the main and cap or plug to code.
25. First Floor -Sink - Install a proper fixture vent to code.
26. First Floor -Sink - Install the waste piping to code.
27. First Floor -Sink - Install the water piping to code.
28. First Floor -Toilet Facilities - Install a proper fixture vent to code.
29. First Floor -Toilet Facilities - Install the waste piping to code.
30. First Floor -Toilet Facilities - Install a proper flanged fixture connection on a firm base.
31. First Floor -Tub and Shower - Install a proper fixture vent to code.
32. First Floor -Tub and Shower - Install the waste piping to code.
33. First Floor -Tub and Shower - Install a hot water temperature limiting device, ASSE Standard 1070.
34. First Floor -Tub and Shower - Replace the waste and overflow.
35. First Floor -Tub and Shower - Provide an approved waste stopper
36. Second Floor -Tub and Shower - Install a hot water temperature limiting device, ASSE Standard 1070.
37. Second Floor -Tub and Shower - Replace the waste and overflow.
38. Second Floor -Tub and Shower - Provide an approved waste stopper
39. 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. Install approved metal chimney liner.
3. Replace furnace flue venting to code.
4. Connect furnace and water heater venting into chimney liner.
5. Provide adequate clearance from flue vent pipe on furnace to combustible materials or provide approved shielding according to code.
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. Gas pipe requires to be pressure tested and approved before gas is turned back on. Plug, cap and/or remove all disconnected gas lines.
10. Clean all supply and return ducts for warm air heating system.
11. Repair and/or replace heating registers as necessary.
12. Provide heat in every habitable room and bathrooms.
13. Separate heating system is required for each dwelling unit. Furnace in basement cannot be used for heating both 1st and 2nd floor units of duplex.
14. 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 Yannarelly** at **651-266-1920**, or you may leave a voice mail message.

Sincerely,

***Joe Yannarelly***

Vacant Buildings Enforcement Inspector