



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

January 19, 2021

Oudam Tun Tea
PO Box 17004
Minneapolis MN 55417-0004

Oudam Tun Tea
5761 33rd Ave S Unit 11
Minneapolis MN 55417-2864

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:

318 EDMUND AVE

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

ROBERTSON & VAN ETTEN, ADDITION EX W 17 FT THE N 2/3 OF LOT 12 BLK 10

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 January 13, 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 and one-half story, wood frame, single-family dwelling with a detached, two-stall garage.

The following is excerpted from the September 26, 2016 Code Compliance Report:

BUILDING

1. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed.
2. Repair or replace damaged doors and frames as necessary, including storm doors.
3. Install floor covering in bathroom and kitchen that is impervious to water.
4. Repair walls, ceiling and floors throughout, as necessary.
5. 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.
6. 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.
7. Provide fire block construction as necessary and seal chases in basement ceiling.
8. Where wall and ceiling covering is removed install full thickness or code-specified insulation.
9. Air-seal and insulate attic/access door.
10. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
11. Provide major clean-up of premises.
12. Tuck Point interior/exterior of foundation as necessary.
13. Install water-proof enclosure in shower area.
14. Repair siding, soffit, fascia, trim, etc. as necessary.
15. Provide proper drainage around house to direct water away from foundation of house.
16. Provide proper drainage around house to direct water away from foundation of garage.
17. Install downspouts and a complete gutter system.
18. Install rain leaders to direct drainage away from foundation.
19. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
20. Provide general rehabilitation of garage.
21. Remove trees which are against foundation of home and garage.
22. Grade must drain away from foundation of dwelling. Maintain 6-inch clearance between wood and soil.
23. Dry out basement and eliminate source of moisture.
24. Install kick out flashing on roof where siding meets.
25. Replace or repair garage door and install drip cap on garage service door.
26. Repair upper south side siding and install missing siding.
27. Clean up brush at south side of garage.
28. Replace deck stairs and install guardrails and handrail to code.
29. Insure at least one door is at least a 2-foot 8-inch width of clear opening between doorstops is required to enter from the outside of the house. (may require offset hinges or open 180 degrees)
30. Install decay resistant bottom on stair stringers.
31. 2nd. floor stair is not to code risers are too high and run is too short.
32. 2nd. floor ceiling height is only high enough for a bedroom for 1 person.
33. Replace or add 2x6 to low sloped ceiling rafters on 2nd. floor. (over spanned)
34. Permanently secure top and bottom of support posts in an approved manner.

35. 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.
36. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
37. Provide complete storms and screens, in good repair for all door and window openings.
38. Provide functional hardware at all doors and windows.
39. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
40. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner.

ELECTRICAL

1. 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.
2. Wire garage and garage feeder to current NEC.
3. All existing wiring has been removed. Rewire entire house to current NEC.
4. Provide a complete circuit directory at service panel indicating location and use of all circuits.
5. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices.
6. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.
7. Properly strap and support cables and/or conduits.
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. Properly support/wire exterior luminaire (light fixture) at entry door.
10. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
11. Install exterior light at front entry door per NEC.
12. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING

1. Gas Piping - Replace improper piping or fittings.
2. Gas Piping - Conduct a witnessed pressure test on gas piping system.
3. Plumbing - General - Obtain permits and provide tests/inspections for any plumbing performed without permits.
4. Water Heater - Provide adequate combustion air for the gas burning appliance.
5. 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 level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
2. Install approved automatic gas valve for furnace/boiler.
3. 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.
4. Provide thirty (30) inches of clearance in front of furnace/boiler for service.
5. Replace furnace/boiler flue venting to code.
6. Connect furnace/boiler and water heater venting into chimney liner.
7. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
8. Vent clothes dryer to code.
9. Provide adequate combustion air and support duct to code.
10. Provide support for gas lines to code.
11. Plug, cap and/or remove all disconnected gas lines.
12. Provide heat in every habitable room and bathrooms.
13. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank.
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 radiator valves as needed.
19. Mechanical Hot water and Gas permits are required for the above work.
20. Install isolation valves on boiler supply and return.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **February 18, 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