



March 02, 2021

Ernest B Trower
2075 Scudder St
St Paul MN 55108-1822

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:

2075 SCUDDER ST

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

ST ANTHONY PARK NORTH W 1/2 OF LOT 6 BLK 47

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 24, 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 an attached, one-stall garage.

The following is excerpted from the June 27, 2005 expired Code Compliance Report:

BUILDING

1. Install landing and steps on side entry.
2. Install guardrails and handrails to code in basement

3. Install tempered glass in both stairway windows
4. Install 20-minute fire rated door between house and garage.
5. Install handrail to code on front steps.
6. Repair garage door.
7. Repair roof as needed and have it inspected.
8. Repair walls and ceilings throughout, as necessary.
9. Tuck Point interior/exterior foundation.
10. Repair soffit, fascia trim, etc. as necessary.
11. Provide hand and guard rails on all stairways and steps as per attachment.
12. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
13. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
14. Provide storms and screens complete and in good repair for all door and window openings.
15. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
16. Provide general clean-up of premise.
17. Provide smoke detectors as per the Minnesota State Building Code.
18. Provide general rehabilitation of front porch and steps.

ELECTRICAL

1. Provide ground rod and insure bonded to water and water meter jumper.
2. Provide GFCI receptacle in bathroom and ground light.
3. Check all 3-wire outlets for proper polarity and ground.
4. Throughout building, install outlets and fixtures as per Bulletin 80-1.
5. Outside provide side door entry light.
6. Install smoke detectors as per Bulletin 80-1 and UBC.
7. Ensure all circuits have proper over-current protection.
8. Remove or replace open-lamp lights in closet.

PLUMBING

1. Water heater gas venting and water piping are incorrect. It also is not fired or in service.
2. Water meter has incorrect piping.
3. Repair or replace all corroded, broken or leaking water piping.
4. Water pipe sizing is incorrect.
5. Dryer gas connector is incorrect.
6. Soil and waste piping has no soil stack base clean-out.
7. Remove threads at faucet in laundry tub.
8. Kitchen sink is incorrectly vented.
9. Range gas connector is incorrect.
10. Bathtub is incorrectly vented.
11. Outside lawn hydrant requires back-flow assembly or device.
12. Plumbing vents have no flashing.

MECHANICAL

1. Recommend installing approved lever handle manual gas shutoff valve on furnace.
2. Clean and Orsat furnace burner. Check all controls for proper operation. Submit report.

3. Check furnace heat exchanger for leaks, provide documentation.
4. Tie furnace and water heater venting into chimney liner.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **April 1, 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.

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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