



December 12, 2024

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St Paul MN 55104-6441

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St Paul MN 55104-6441

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Saint Paul MN 55108-1219

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:

1319 DAYTON AVE

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

JOHN B HOXSIE'S REARRANGE-,MEN LOT 19 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 November 12, 2024, 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, brick, duplex with a detached two-stall brick garage.

The following is excerpted from the April 5, 2023 Notice of Condemnation as Unfit for Human Habitation and Order to Vacate:

Principle Violations: These deficiencies must be corrected before this condemnation and vacate order will be removed.

1. Condemnation: This occupancy is condemned as unsafe or dangerous. It constitutes a condition of material endangerment to occupancy and emergency personnel. The interior of home has gross unsanitary conditions due to:
 - Continuous water leaking from a water supply source;
 - Water leaking onto electrical fixtures in the basement;
 - Appearance of mold like substances in multiple locations in the lower unit; and
 - Potential rotting wood and structural compromise.

Other Violations: These deficiencies must be corrected to bring this property into compliance with the Saint Paul Legislative Code

2. Access: provide access to the inspector to all areas of the building.
3. Accessory Structures/Fences: All accessory structures including, but not limited to, detached garages, sheds, retaining walls and fences shall be kept in a professional state of maintenance and repair and maintained structurally sound. All exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by paint which is not lead-based paint or by other protective covering or treatment. Service doors to accessory structures shall be provided with securing locks. PLEASE REPAIR AND REPLACE THE DETERIORATED SOFFITS, EAVES, FASCIA, AND ROOF ON THE GARAGE AND MAINTAIN IN A PROFESSIONAL STATE OF REPAIR. PERMIT IS REQUIRED.
4. BASEMENT DAMPNESS: Abate and maintain the basement reasonably free from dampness and free of mold and mildew. PLEASE ELIMINATE THE WATER SOURCE AND REMOVE THE WATER FROM THE BASEMENT FLOOR.
5. BATHROOM FLOOR: Every bathroom floor surface shall be kept in a professional state of maintenance and repair and be constructed and maintained substantially impervious to water to permit such floor to be easily kept in a clean and sanitary condition. PLEASE REPAIR THE BATHROOM FLOOR TO BE REASONABLY WATER IMPERVIOUS AND STRUCTURALLY SOUND. PERMIT MAY BE REQUIRED.
6. CARBON MONOXIDE ALARM: Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions. PLEASE ENSURE THE CARBON MONOXIDE DETECTOR IS IN OPERABLE CONDITION AND PROPERLY LOCATED.
7. CEILINGS: All ceilings must be maintained in a sound condition and in a professional state of maintenance and repair. PLEASE REPAIR AND MAINTAIN ALL CEILINGS IN A PROFESSIONAL STATE OF MAINTENANCE AS NEEDED THROUGHOUT THE UPPER AND LOWER UNITS.
8. EAVES: The eaves and soffits are in a state of disrepair or deterioration. Repair all defects, holes, breaks, loose, or rotting boards, to a professional state of maintenance. Permit may be required. PLEASE REPAIR THE SOFFIT, EAVES AND FASCIA BOARDS AROUND THE HOUSE.

9. ELECTRICITY: Immediately repair electrical service. WATER IS LEAKING ONTO ELECTRICAL FIXTURES IN THE BASEMENT. PLEASE IMMEDIATELY ELIMINATE THE WATER SOURCE AND REPAIR ELECTRICAL AS NEEDED.
10. ELECTRIC COVER PLATES: Provide electrical cover plates to all outlets, switches and junction boxes were missing. REPLACE ALL MISSING COVER PLATES IN THE BASEMENT AS NEEDED.
11. FLOORS: All floors must be maintained in a sound condition and in a professional state of maintenance and repair. PLEASE REPAIR OR REPLACE DAMAGED FLOORING AS NEEDED THROUGHOUT THE FIRST FLOOR KITCHEN AND HALLWAYS.
12. INTERIOR SANITATION: The interior shall be maintained in a clean and sanitary condition, free from any accumulation of refuse or garbage. PLEASE CLEAN AND SANITIZE THE LOWER UNIT FLOORS, WALLS, APPLIANCES, COUNTERTOPS AND ANY OTHER SOILED SURFACES AND AREAS AS NEEDED.
13. MOLD/MILDEW: Abate and maintain the interior reasonably free from dampness and free of any mold or mildew. THERE IS AN APPEARANCE OF MOLD LIKE SUBSTANCE ON SURFACES IN THE AREA OF THE ACTIVE WATER LEAK. PLEASE ELIMINATE THE WATER LEAK AND REMOVE THE MOLD LIKE SUBSTANCES.
14. PLUMBING: Repair or replace and maintain all parts of the plumbing system to an operational condition. Permits may be required. REPAIR ALL LEAKING OR DAMAGED WATER SUPPLY OR FIXTURES AS NEEDED.
15. ROOF: Provide and maintained the roof weather tight and kept in a professional state of maintenance and repair, impervious to water and have no defects which admit water or dampness to the interior of the building. REPLACE THE DETERIORATED HOUSE ROOF AND MAINTAIN A PROFESSIONAL STATE OF REPAIR. PERMIT REQUIRED.
16. SMOKE DETECTOR: The occupant of a dwelling unit must inform the owner of the dwelling unit of a nonfunctioning smoke detector within 24 hours of discovering that the smoke detector in the dwelling unit is not functioning. Smoke detector may not be tampered with or disabled at any time. Immediately provide and maintain a smoke detector located outside each sleeping area. PLEASE ENSURE THE SMOKE DETECTOR IS IN OPERABLE CONDITION AND PROPERLY LOCATED.
17. WALLS: All walls must be maintained in a sound condition and in a professional state of maintenance and repair. REPAIR ALL DAMAGED WALLS IN THE LOWER UNIT AND PROPERLY PREPARE AND PAINT ALL FLAKING AND PEELING WALL SURFACES.
18. WATER HEATER: Every residential building or residential portion of a building shall have water heating facilities installed in accordance with the plumbing code, properly maintained and properly connected with hot water lines required under paragraph (4) of this section and which are capable of heating water to a temperature of 110 degrees Fahrenheit but not more than 120 degrees Fahrenheit. An adequate amount of water pressure shall be available for the system served. Contact a licensed contractor to repair or replace the water heater. This work may require a permit(s). Call DSI at (651) 266-

9090. NO PERMIT ON FILE FOR NEW WATER HEATER. PLEASE HIRE A LICENSED CONTRACTOR TO PULL PERMIT AND CERTIFY THE WATER HEATER.

As owner, agent, or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **January 11, 2025**, 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

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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 **James Hoffman** at **651-266-1947**, or you may leave a voicemail message.

Sincerely,

James Hoffman

Vacant Buildings Enforcement Inspector