SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
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February 10, 2025

Hossein Varasteh Amiri and Mark Ciccarelli
1304 Concord Street S
South Saint Paul MN 55075-5919

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:

692 6TH ST E

With the following Historic Preservation information: Inventory #: RA-SPC-2759

and legally described as follows, to wit:

LYMAN DAYTON ADDITION LOT 18 BLK 19

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 5, 2025, 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, single-family dwelling.

The following is excerpted from the June 5, 2023 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. Charred building components shall be scraped or sandblasted completely clean and water-damaged components replaced. A determination of necessary fire damage corrective measures shall be made by this department or by a registered structural engineer as to replacement, repairs, etc. All smoke damaged and charred members shall be cleaned, sealed, and deodorized.
11. Provide fire block construction as necessary and seal chases in basement ceiling.
12. Tuck Point interior/exterior of foundation as necessary.
13. Where wall and ceiling covering is removed install full thickness or code-specified insulation.
14. Air-seal and insulate attic/access door.
15. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
16. Verify proper venting of bath exhaust fan to exterior.
17. Provide weather sealed, air sealed and vermin sealed exterior.
18. Replace or repair landing and stairway per code.
19. Provide proper drainage around house to direct water away from foundation of house.
20. Replace house and garage roof covering and vents to code.
21. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
22. Install address numbers visible from street and on the alley side of garage.
23. Dry out basement and eliminate source of moisture.
24. Provide durable, dustless parking surface as specified in the zoning code.
25. Provide ground cover capable of controlling sediment and erosion.
26. Remove trees which are against foundation of home and garage.
27. Grade must drain away from foundation of dwelling. Maintain 6-inch clearance between wood and soil.
28. Repair/Replace front steps.
29. Repair eyebrow right elevation.
30. Replace any rotted material and have inspected before covering.
31. Replace all siding, replace sheathing as necessary.

32. Repair/replace flat deck on right elevation.
33. Remove mold, mildew and moldy or water damaged materials.
34. Cover water meter pit with concrete or decay resistant, screwed-down cover. Cleanouts to be flush with floor slab.
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. Strap or support top of stair stringers for structural stability.
37. Repair/replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
38. Provide complete storms and screens, in good repair for all door and window openings.
39. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner.

ELECTRICAL:

1. Major fire damage, rewire entire home to current NEC standards.
2. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING:

1. Basement -Gas Piping - Replace corroded gas piping/fittings.
2. Basement -Laundry Tub - Repair/replace the faucet that is missing, broken or has parts missing.
3. Basement -Plumbing - General - Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
4. Basement -Soil and Waste Piping - Install a front sewer clean out.
5. Basement -Soil and Waste Piping - Replace all improper connections, transitions, fittings, or pipe usage.
6. Basement -Water Heater - Install the water heater gas venting to code.
7. Basement -Water Heater - Install the water piping for the water heater to code.
8. Basement -Water Heater - The water heater must be fired and in service.
9. Basement -Water Meter - Raise the water meter to a minimum or 12 inches above the floor.
10. Basement -Water Meter - The water meter must be installed and in service.
11. Basement -Water Meter - The water meter be removed from the pit.
12. Basement -Water Piping - Repair or replace all the corroded, broken, or leaking water piping.
13. Basement -Water Piping - Provide water piping to all fixtures and appliances.
14. Basement -Water Piping - Provide a one (1) inch water line to the first major take off.
15. Bathroom -Plumbing - General - Provide a watertight joint between the fixture and the wall or floor.
16. Bathroom -Plumbing - General – Provide proper fixture spacing.
17. Exterior -Lawn Hydrants - The lawn hydrant(s) require a backflow preventer.

18. First Floor -Lavatory - Install a proper fixture vent to code.
19. First Floor -Lavatory - Install the waste piping to code.
20. First Floor -Lavatory - Install the water piping to code.
21. First Floor -Sink - Install a proper fixture vent to code.
22. First Floor -Sink - Install the waste piping to code.
23. First Floor -Sink - Install the water piping to code.
24. First Floor -Sink - Repair/replace the fixture that is missing, broken or has parts missing.
25. First Floor -Toilet Facilities - Install a proper fixture vent to code.
26. First Floor -Toilet Facilities - Install the waste piping to code.
27. First Floor -Toilet Facilities - Install the water piping to code.
28. First Floor -Tub and Shower - Install a proper fixture vent to code.
29. First Floor -Tub and Shower - Install the waste piping to code.
30. First Floor -Tub and Shower - Install the water piping to code.
31. Second Floor -Lavatory - Install a proper fixture vent to code.
32. Second Floor -Lavatory - Install the waste piping to code.
33. Second Floor -Lavatory - Install the water piping to code.
34. Second Floor -Toilet Facilities - Install a proper fixture vent to code.
35. Second Floor -Toilet Facilities - Install the waste piping to code.
36. Second Floor -Toilet Facilities - Install the water piping to code.
37. Second Floor -Tub and Shower - Install a proper fixture vent to code.
38. Second Floor -Tub and Shower - Install the waste piping to code.
39. Second Floor -Tub and Shower - Install the water piping to code.
40. 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 lever handle manual building shutoff gas valve in an accessible location ahead of the first brach tee.
2. 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.
3. Replace furnace/boiler flue venting to code.
4. Vent clothes dryer to code.
5. Provide adequate combustion air and support duct to code.
6. Provide support for gas lines to code.
7. Plug, cap and/or remove all disconnected gas lines and unapproved valves.

8. Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
9. All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
10. Repair and/or replace heating registers as necessary.
11. Provide heat in every habitable room and bathrooms.
12. Conduct witnessed pressure test on gas piping system and check for leaks.
13. 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 12, 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 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