SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

March 20, 2024

Lowell L Coulter/Corrine Coulter
41 Miller Crest Ln
St Paul MN 55106-6829

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:

41 MILLER CREST LANE

With the following Historic Preservation information: District: MRCCA: RC3 Urbn Open

and legally described as follows, to wit:

UPPER AFTON TERRACE BEG ON WLY L OF MILLER CREST LANE 24 FT NLY ...PART OF LOTS 3 AND LOT 4 BLK 1

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 9, 2023, 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 story, brick, single-family dwelling with an attached two-stall garage and inground, concrete frame, pool in rear year.

The following is excerpted from the September 17, 2010 Revocation of Fire Certificate of Occupancy and Order to Vacate:

DEFICIENCY LIST:

1. Basement - Throughout - MFGC 501.2 - Provide, repair, or replace the fuel equipment vent or vent liner to develop a positive flow adequate to convey all products of combustion to the outside. - Repair the venting to the water heater.
2. Basement - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.
3. Egress Window - Main Floor Bedrooms - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. The minimum size must be 5 square feet of glazed area with a minimum of 24 inches of openable height and 20 inches of openable width. With a finished sill height not more than 48 inches. Refer to the Escape Windows for Residential Occupancies handout for more information. -All Main Floor Bedroom (Casement) Windows are openable 36 inches high by 13 inches wide and have a glazed area of 4.0 sq ft.
4. Exterior - Chimneys - SPLC 34.09 (1) b,c, 34.32 (1) b,c - Provide and maintain all exterior walls free from holes and deterioration. All exterior surfaces must be free from deterioration protected from the elements and maintained in a professional manner. Contact a licensed contractor to repair or replace the deteriorating chimneys to code in an approved manner all work must be done under permit.
5. Exterior - Doors - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition. Repair, replace, and maintain all doors in good condition. This includes the overhead garage door.
6. Exterior - Gutter and Downspouts - SPLC 34.09 (1) e, 34.32 (1) d - Clean and maintain the gutter and downspouts in a good state of repair so as to functionally direct water away from the foundation.
7. Exterior - Retaining Wall - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages retaining wall and other accessory structures free from holes and deterioration. Repair and/or tuck-point the stone retaining wall in an approved manner all work must be done under permit.
8. Exterior - Walls - SPLC 34.09 (1) b,c, 34.32 (1) b,c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint. Repair the exterior walls as needed. Scrape/paint the fascia. Replace the sagging soffits.
9. Exterior - Window Frames - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame. Scrape/paint the window frames.
10. Main Floor - Bedrooms - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
11. Main Floor - Dining room and Northeast Bedroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-

9090.-Repair/replace the electrical outlet in the dining room that is showing reverse polarity. Repair/replace the electrical outlet not working in the main floor northeast bedroom.

12. Main Floor - Kitchen and Bathroom - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition. Repair/replace the leaking sink faucets.
13. Main Floor and Basement - Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.
14. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.
15. SPLC 71.01 - The address posted is not visible from street. (HN-1)

As owner, agent, or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **April 19, 2024,** 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 voicemail message.

Sincerely,

Joe Yannarelly
Vacant Buildings Enforcement Inspector