



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](http://www.stpaul.gov/dsi)

September 05, 2018

Edwin Cuzco, Johana Q Galindo, and  
Wilson Cuzco  
636 Hall Avenue  
St Paul MN 55107-2839

## **Order to Abate Nuisance Building(s)**

Dear Sir or Madam:

**The Vacant/Nuisance Buildings Unit, Department of the Department of Safety and Inspections, Division of Code Enforcement, hereby declares the premises located at:**

**636 HALL AVE**

With the following Historic Preservation information: NONE

**and legally described as follows, to wit:**

WHITE'S REARRANGEMENT OF, THE W EX E 20 FT FOR ALLEY LOT 3 BLK 122

**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 August 29, 2018 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, wood frame, single-family dwelling with a detached one-stall garage.

The following is excerpted from the June 6, 2018 Code Compliance Report:

**BUILDING**

1. Insure basement cellar floor is even, is cleanable, and all holes are filled.
2. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
3. Repair or replace damaged doors and frames as necessary, including storm doors.
4. Weather seal exterior doors, threshold and weather-stripping.
5. Install floor covering in bathroom and kitchen that is impervious to water
6. Repair walls, ceiling and floors throughout, as necessary.
7. 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.
8. Where wall and ceiling covering is removed install full thickness or codes 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. Repair siding, soffit, fascia, trim, etc. as necessary.
14. Install rain leaders to direct drainage away from foundation.
15. Replace house and garage roof covering and vents to code.
16. Provide general rehabilitation of garage.
17. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
18. Replace front stairs and steps to code from street.
19. Level front porch and install frost footings to code.
20. Replace all damaged siding and trim on house and garage.
21. Repair post and beams in basement and properly secure.
22. Replace decayed basement windows and frames.
23. Dry out basement and eliminate source of moisture.
24. Install safety cables on garage door.
25. Permanently secure top and bottom of support posts in an approved manner.
26. Weather seal basement bulk head using approved materials.
27. Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment.
28. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
29. Provide complete storms and screens, in good repair for all door and window openings.
30. Provide functional hardware at all doors and windows.
31. 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. Provide a complete circuit directory at service panel indicating location and use of all circuits.
3. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices.
4. 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.
5. Throughout -Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
6. Throughout -Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly.
7. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
8. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

## **PLUMBING**

1. Attic -Water Piping - Replace all the improper fittings and fittings that have improper usage.
2. Basement -Laundry Tub - Install a proper fixture vent to code.
3. Basement -Laundry Tub - Install the waste piping to code.
4. Basement -Soil and Waste Piping - Install a front sewer clean out.
5. Basement -Soil and Waste Piping - Plug all open piping and properly pitch all piping.
6. Basement -Soil and Waste Piping - Install proper pipe supports.
7. Basement -Soil and Waste Piping - Replace all improper connections, transitions, fittings or pipe usage.
8. Basement -Soil and Waste Piping - Replace all corroded cast iron, steel waste or vent piping.
9. Basement -Soil and Waste Piping - Install a clean out at the upper terminal at each horizontal drainage pipe.
10. Basement -Water Heater - Correct the pressure and temperature relief valve discharge.
11. Basement -Water Heater - Install the gas shut off and the gas piping to code.
12. Basement -Water Heater - The water heater venting requires a chimney liner.
13. Basement -Water Heater - Install the water piping for the water heater to code.
14. Basement -Water Heater - The water heater must be fired and in service.
15. Basement -Water Meter - The service valves must be functional and installed to code.
16. Basement -Water Piping - Provide a one (1) inch water line to the first major take off.
17. Basement -Water Piping - Repair or replace all the corroded, broken, or leaking water piping.
18. Basement -Water Piping - Replace all the improperly sized water piping.
19. Exterior -Lawn Hydrants - The lawn hydrant(s) require a backflow preventer.

20. First Floor -Gas Piping - Install an approved shut off; connector and gas piping for the range.
21. First Floor -Gas Piping - Install an approved shut off; connector and gas piping for the dryer.
22. First Floor -Gas Piping - Vent clothes dryer to code.
23. First Floor -Lavatory - Install a proper fixture vent to code.
24. First Floor -Lavatory - Install the waste piping to code.
25. First Floor -Sink - Install a proper fixture vent to code.
26. First Floor -Sink - Install the waste piping to code.
27. First Floor -Toilet Facilities - Install a proper fixture vent to code.
28. First Floor -Toilet Facilities - Install the waste piping to code.
29. First Floor -Toilet Facilities - Install a proper flanged fixture connection on a firm base.
30. First Floor -Tub and Shower - Install a proper fixture vent to code.
31. First Floor -Tub and Shower - Install the waste piping to code.
32. First Floor -Tub and Shower - Install scald and thermal shock protection, ASSE Standard 1016.
33. First Floor -Tub and Shower - Install a hot water temperature limiting device, ASSE Standard 1070.
34. First Floor -Tub and Shower - Replace the waste and overflow.
35. Second Floor -Lavatory - Repair/replace the fixture that is missing, broken or has parts missing.
36. Second Floor -Lavatory - Repair/replace the faucet that is missing, broken or has parts missing.
37. Second Floor -Toilet Facilities - Install a proper flanged fixture connection on a firm base.
38. Second Floor -Tub and Shower - Install the water piping to code.
39. Second Floor -Tub and Shower - Install scald and thermal shock protection, ASSE Standard 1016.
40. Second Floor -Tub and Shower - Install a hot water temperature limiting device, ASSE Standard 1070.
41. Second Floor -Tub and Shower - Replace the waste and overflow.
42. Second Floor -Tub and Shower - Provide access.

## **HEATING**

1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch 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. Install approved metal chimney liner.
4. Replace furnace/boiler flue venting to code.
5. Connect furnace/boiler and water heater venting into chimney liner.
6. Vent clothes dryer to code.
7. Provide adequate combustion air and support duct to code.
8. Plug, cap and/or remove all disconnected gas lines.
9. Clean all supply and return ducts for warm air heating system.
10. Repair and/or replace heating registers as necessary.
11. Mechanical permits are required for the above work.

12. Provide a means of returning air from every room.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **October 5, 2018** 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 dollar (\$5,000.00) performance bond 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.

September 05, 2018  
636 HALL AVE  
Page 6

If you have any questions or request additional information please contact **Matt Dornfeld** at **651-266-1902**, or you may leave a voice mail message.

Sincerely,

Matt Dornfeld  
Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council