



June 01, 2023

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St Paul MN 55117-4443

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505 Minnehaha Ave W
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Secretary of Housing and Urban
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451 Seventh St SW
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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:

1213 WOODBRIDGE ST

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

KRANZ DIV OF L8-11 RICE ST GARDEN LOT 15 BLK 3

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 May 18, 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, wood frame, single-family dwelling with a detached two-stall garage.

The following is excerpted from the July 18, 2022 Code Compliance Report:

BUILDING:

1. Provide adequate access, ventilation, and clearance in crawl space area.
2. Repair walls, ceiling, and floors throughout, as necessary.
3. 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.
4. 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.
5. Provide fire block construction as necessary and seal chases in basement ceiling.
6. Where wall and ceiling covering is removed install full thickness or code-specified insulation.
7. Air-seal and insulate attic/access door.
8. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
9. Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, one-half of which shall operate.
10. Install water-proof enclosure in shower area.
11. Verify proper venting of bath exhaust fan to exterior.
12. 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.
13. Provide weather sealed, air sealed and vermin sealed exterior.
14. Install downspouts and a complete gutter system.
15. Replace house and garage roof covering and vents to code.
16. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
17. Provide general rehabilitation of garage.
18. Grade must drain away from foundation of dwelling. Maintain 6-inch clearance between wood and soil.
19. Verify floor joists are properly insulated and that crawl space is properly insulated and vented.
20. Remove 2nd floor bathroom that was installed without permits.
21. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
22. Provide complete storms and screens, in good repair for all door and window openings.
23. Provide functional hardware at all doors and windows.
24. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
25. Repair or replace damaged doors and frames as necessary, including storm doors.
26. Weather seal exterior doors, threshold, and weather-stripping.

27. Install floor covering in bathroom and kitchen that is impervious to water.
28. 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. Repair damaged electrical and wire to current NEC.
3. Fire damaged home. Rewire all to current NEC.
4. Provide a complete circuit directory at service panel indicating location and use of all circuits.
5. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices.
6. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.
7. Properly strap and support cables and/or conduits.
8. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
9. 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.
10. Properly support/wire exterior luminaire (light fixture) at entry door.
11. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
12. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING:

1. Gas Piping - Replace improper piping or fittings.
2. Gas Piping - Install piping and fittings with the proper sizing.
3. Gas Piping - Install an approved shut off connector and gas piping for the range.
4. Gas Piping - Vent clothes dryer to code.
5. Gas Piping - Conduct a witnessed pressure test on gas piping system.
6. Gas Piping - Remove all disconnected gas lines and unapproved valves.
7. Laundry Tub - Install the water piping to code.
8. Laundry Tub - Repair/replace the fixture that is missing, broken or has parts missing.
9. Laundry Tub - Repair/replace the faucet that is missing, broken or has parts missing.
10. Laundry Tub - Provide the proper potable water protection for the faucet spout.
11. Lavatory - Install a proper fixture vent to code.
12. Lavatory - Install the waste piping to code.
13. Lavatory - Install the water piping to code.
14. Lavatory - Repair/replace the fixture that is missing, broken or has parts missing.
15. Lavatory - Repair/replace the faucet that is missing, broken or has parts missing.
16. Lawn Hydrants - Repair or replace the lawn hydrants that are broken or have parts missing.

17. Lawn Hydrants - The lawn hydrant(s) require a backflow preventer.
18. Piping Vents - Install the correct size piping vents.
19. Piping Vents - Provide the proper full-size vent through the roof.
20. Plumbing - General - Remove all unused waste, vent, water, and gas piping to the main and cap or plug to code.
21. Sink - Repair/replace the fixture that is missing, broken or has parts missing.
22. Sink - Repair/replace the faucet that is missing, broken or has parts missing.
23. Soil and Waste Piping - Install proper pipe supports.
24. Soil and Waste Piping - Replace all improper connections, transitions, fittings, or pipe usage.
25. Soil and Waste Piping - Install a clean out at the upper terminal at each horizontal drainage pipe.
26. Tub and Shower - Install a proper fixture vent to code.
27. Tub and Shower - Install the waste piping to code.
28. Tub and Shower - Install the water piping to code.
29. Tub and Shower - Repair/replace the fixture that is missing, broken or has parts missing.
30. Tub and Shower - Repair/replace the faucet that is missing, broken, or has parts missing.
31. Tub and Shower - Install scald and thermal shock protection, ASSE Standard 1016.
32. Tub and Shower - Provide access.
33. Water Heater - A pressure and temperature relief valve is required.
34. Water Heater - Install the gas shut off and the gas piping to code.
35. Water Heater - Install the water piping for the water heater to code.
36. Water Heater - The water heater must be fired and in service.
37. Water Meter - Raise the water meter to a minimum of 12 inches above the floor.
38. Water Meter - Support the water meter to code.
39. Water Piping - Provide a one (1) inch water line to the first major take off.
40. Water Piping - Add the appropriate water pipe hangers.
41. Water Piping - Repair or replace all the corroded, broken, or leaking water piping.
42. Water Piping - Replace all the improper fittings and fittings that have improper usage.
43. Water Piping - Provide water piping to all fixtures and appliances.
44. 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. 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.
2. Properly seal unused chimney opening on first floor.

3. Provide adequate clearance on common vent on first floor "B-vent" to combustible materials or provide approved shielding according to code.
4. Vent clothes dryer to code.
5. Provide adequate combustion air and support duct to code.
6. Plug, cap and/or remove all disconnected gas lines.
7. Provide heat in every habitable room and bathrooms.
8. Support supply and return piping from heating system according to code.
9. Conduct witnessed pressure test on hot water heating system and check for leaks.
10. Repair or replace fin tube radiation and covers as needed.
11. Repair or replace radiators and valves as needed.
12. 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 **July 1, 2023**, 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 Yannarely** at **651-266-1920**, or you may leave a voicemail message.

Sincerely,

Joe Yannarely

Vacant Buildings Enforcement Inspector