



Code Compliance Report

March 04, 2016

**** This Report must be Posted
on the Job Site ****

Sunrise Community Banks: Attn. Joseph W. Glass
200 UNIVERSITY AVE W
ST PAUL MN 55103

Re: 698 Desoto St
File#: 12 029420 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on February 24, 2016.

Please be advised that this report is accurate and correct as of the date March 04, 2016. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from March 04, 2016. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected. A Legislative Code exemption (Chapter 33.03(f)) allows a Category 2 Vacant Building to be sold "as is" providing the buyer, prior to closing, completes an approval process. For further information, call Reid Soley at 651-266-9120.

ZONING

1. This property is in a(n) RT1 zoning district.
2. The property was inspected as a Duplex.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
3. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
4. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h)

5. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
6. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
7. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
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. SPLC 34.33 (1)
9. Where wall and ceiling covering is removed install full thickness or code- specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
10. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
11. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible. MNRC Ch 1309 Sect 313.2.1
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. Provide major clean- up of premises. SPLC 34.34 (4)
14. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
15. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
16. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
17. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
18. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
19. Provide general rehabilitation of garage. SPLC 34.32 (3)
20. Tuck point and repair chimney top brick.
21. Replace decayed trim and sills and paint as needed.
22. Install kick out flashing at siding and roof connection.
23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
24. Install new floor in sink base cabinet on 2nd floor.
25. Repair or remove fence.
26. Install driveway in front on garage.
27. Install gutters and downspouts on garage and plumb walls.
28. Replace rear stairs to code or remove.
29. Replace siding at grade on garage with code approved decay resistant materials , slope grade away from garage.
30. Properly support 1st. floor at corner of basement stairs , double up end of opening joist or install footing and post to code.
31. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
32. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
33. Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes). MNRC Ch 1309 Sect. 317

34. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
35. 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. MNRC Ch 1309 Sect. 311 & 312
36. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
37. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner. SPLC 33.03 (a)

ELECTRICAL Inspector: Peggy Schlichte

Phone: 651- 266- 9039

1. Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
2. Ensure/Properly wire furnace to current NEC.
3. 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. Article 250, NEC
4. Basement - Properly strap and support cables and/or conduits. Chapter 3, NEC
5. Basement - Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
6. Basement/Electrical Panels - Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC
7. Both Units - 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. SPLC 58, IRC
8. Electrical Panels - Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
9. Electrical Panels - Ensure/Replace circuit breakers in electrical panel that are not listed for that panel board with proper breakers. Article 110.3 (B)
10. Electrical Panels - Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
11. Throughout - Both Units - NEC 46.5 Ensure all receptacles and switches are flush to the finished plate.
12. Throughout - Both Units - Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC
13. Throughout - Both Units - 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. Article 406.4(D), NEC
14. Throughout/Basement - Both Units - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.

15. Throughout/Electrical Panels - Repair damaged electrical due to vandalism to current NEC.
16. Upper Unit - Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
17. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Karl Abrahamson

Phone: 651- 266- 9049

1. Lawn Hydrants - (MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
2. Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
3. Plumbing - General - (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
4. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
5. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
6. Basement - Soil and Waste Piping - (MPC 709.1) Install a front sewer clean out.
7. Basement - Soil and Waste Piping - (MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
8. Basement - Water Heater - (MPC 507.5) Correct the pressure and temperature relief valve discharge.
9. Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.
10. Basement - Water Meter - (MPC 609.11) Support the water meter to code.
11. Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
12. Basement - Water Meter - (MPC 606.2) The service valves must be functional and installed to code.
13. Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
14. Basement - Water Piping - (MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
15. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
16. Basement - Water Piping - (MPC 313) Add the appropriate water pipe hangers.
17. First Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
18. First Floor - Sink - (MPC 701) Install the waste piping to code.
19. First Floor - Tub and Shower - (MPC 409.2) Provide an approved waste stopper
20. Second Floor - Lavatory - (MPC 701) Install the waste piping to code.
21. Second Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
22. Second Floor - Sink - (MPC 701) Install the waste piping to code.

23. Second Floor - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
24. Second Floor - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
25. Second Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
26. Second Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
27. Second Floor - Tub and Shower - (MPC 409.2) Provide an approved waste stopper
28. 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.

Heating Inspector: Maureen Hanson

Phone: 651- 266- 9043

1. Clean and Orsat test furnace 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. Replace furnace PVC flue intake and exhaust and support to code
3. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
4. Provide adequate combustion air and support duct to code
5. Provide support for gas lines to code
6. Plug, cap and/or remove all disconnected gas lines
7. Install furnace air filter access cover
8. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct- cleaning contractor that the duct system has been cleaned.
9. Repair and/or replace heating registers as necessary
10. Provide heat in every habitable room and bathrooms
11. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.
12. Run condensate drain from furnace in basement to an approved location according to manufacturers' installation requirements and secure as needed
13. Separate heating system is required for each dwelling unit. Furnace in basement can not be used for heating both 1st and 2nd floor units of duplex

14. Mechanical permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Provide plans and specifications for any portion of the building that is to be rebuilt.
3. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
4. Interior of garage not available for inspection. Repair per applicable codes.

This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

Jim L. Seeger
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9046
Email: jim.seeger@ci.stpaul.mn.us

Attachments