



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

Code Compliance Report

August 28, 2012

DAVID SCHRAMEL
PO BOX 4096
ST PAUL MN 55104

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

Re: 830 Iglehart Ave
File#: 11 111305 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on August 02, 2012.

Please be advised that this report is accurate and correct as of the date August 28, 2012. 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 August 28, 2012. 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:

BUILDING **Inspector: Jim Seeger** **Phone: 651-266-9046**

- 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).
- Maintain one hour fire separation between dwelling units and between units and common areas.
- 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.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.
- Install floor covering in bathroom and kitchen that is impervious to water.

Re: 830 Iglehart Ave
August 28, 2012
Page 2

BUILDING **Inspector: Jim Seeger** **Phone: 651-266-9046**

- Repair walls, ceiling and floors throughout, as necessary.
- 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.
- Provide fire block construction as necessary and seal chases in basement ceiling.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of garage.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Openings in stair risers must be less than 4 inches.
- Remove or repair fences.
- Replace front steps, handrail and guardrail to code.
- Rebuild front landing and replace all decayed framing and deck boards.
- Install frost footings under rear deck with inspections and replace deck stairs to code (both).
- Replace second floor rear deck to code.
- Replace all decayed roof boards and framing before replacing roofing where needed.
- Remove fuel oil tank from basement (tank is not hooked up to any fill pipe or vent or supply line and is open on top).
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Dan Moynihan** **Phone: 651-266-9036**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service.
- Close openings in junction boxes with knockout seals, and/or junction box covers.
- Repair or Replace all broken, missing or loose baseboard heaters, light fixtures, switches and outlets, covers and plates.
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Install hard-wired, battery backup smoke detector and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Install exterior light at back entry door.
- Replace all painted-over receptacles.

Re: 830 Iglehart Ave
August 28, 2012
Page 3

ELECTRICAL Inspector: Dan Moynihan Phone: 651-266-9036

- Remove or rewire 30 amp 240V receptacles in 1st floor front room to 2011 NEC.
- Based on repair list purchase permit for 8 circuits.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Jim Kaufer Phone: 651-266-9054

Basement East:

- Basement - East - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - East - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - East - Water Heater - not fired or in service (MPC 2180)
- Basement - East - Water Meter - meter is removed or not in service (MPC 4715.1700)
- Basement - East - Water Meter - support meter properly (MPC 2280)
- Basement - East - Water Piping - add appropriate hangers (MPC 1430 Subp. 4)
- Basement - East - Water Piping - boiler fill water line requires backflow assembly or device (MPC 2100)
- Basement - East - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Basement - East - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)
- Basement - East - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Basement - East - Soil and Waste Piping - add appropriate hangers (MPC 1430 Subp. 4)
- Basement - East - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - East - Soil and Waste Piping - improper pipe supports (MPC 1430 Subp. 4)
- Basement - East - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - East - Soil and Waste Piping - no soil stack base clean out
- Basement - East - Soil and Waste Piping - replace corroded cast iron or steel waste piping (MPC 0200)
- Basement - East - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)
- Basement - East - Laundry Tub - provide a vacuum breaker for the spout (MPC 2000 B)
- Basement - East - Laundry Tub - waste incorrect (MPC 2300)
- Basement - East - Laundry Tub - water piping incorrect (MPC 0200 P.)

Basement East & West

- Basement - East & West - Soil and Waste Piping - floor drain to meet Minnesota Plumbing Code.

Re: 830 Iglehart Ave
August 28, 2012
Page 4

PLUMBING **Inspector: Jim Kaufer** **Phone: 651-266-9054**

Basement West:

- Basement - West - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - West - Water Heater - gas venting incorrect (IFGC 503)
- Basement - West - Water Heater - not fired or in service (MPC 2180)
- Basement - West - Water Piping - boiler fill water line requires backflow assembly or device (MPC 2100)

First Floor:

- First Floor - Sink - waste incorrect (MPC 2300)
- First Floor - Sink - water piping incorrect (MPC 0200 P.)
- First Floor - Lavatory - waste incorrect (MPC 2300)
- First Floor - Toilet Facilities - incorrectly vented (MPC 2500)
- First Floor - Toilet Facilities - waste incorrect (MPC 2300)
- First Floor - Tub and Shower - incorrectly vented (MPC 2500)
- First Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- First Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- First Floor - Tub and Shower - waste incorrect (MPC 2300)

Second Floor:

- Second Floor - Sink - faucet is missing, broken or parts missing (MPC 0200.P.)
- Second Floor - Sink - waste incorrect (MPC 2300)
- Second Floor - Lavatory - fixture is broken or parts missing (MPC 0200 0.)
- Second Floor - Tub and Shower - Provide access (MPC 0900)
- Second Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- Second Floor - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)

Exterior:

- Exterior - Lawn Hydrants - Broken or parts missing (MPC 0200 K)
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- Obtain plumbing permits prior to commencement of work.

HEATING **Inspector: Jerry Hanson** **Phone: 651-266-9044**

- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- Clean and Orsat test both boiler burners. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating units are safe
- Install approved metal chimney liners.
- Connect boilers and water heaters venting into chimney liner
- Vent clothes dryer to code
- Provide adequate combustion air and support duct to code
- Provide support for gas lines to code
- Plug, cap and/or remove all disconnected gas lines.
- Provide heat in every habitable room and bathrooms
- Repair or replace radiator valves as needed.
- Repair or replace electric baseboard in second floor front room.

Re: 830 Iglehart Ave
August 28, 2012
Page 5

HEATING **Inspector: Jerry Hanson** **Phone: 651-266-9044**

- 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.
- Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
- Support supply and return piping from heating system according to code
- Conduct witnessed pressure test on hot water heating systems and check for leaks
- Install second floor boiler pressure relief valve in vertical position and pipe discharge to within 18 inches of the floor
- Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
- Remove abandoned oil tank from basement. Contact Fire Inspection for permit at 651-266-8944.
- Mechanical gas and hydronic permits are required for the above work.

ZONING

1. This property is in a(n) RT2 zoning district.
2. This property was inspected as a Duplex.

Notes:

- See attachment for permit requirements and appeals procedure.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

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,

James L. Seeger, Code Compliance Officer
Phone: 651-266-9046
JLS:ml

Email: james.seeger@ci.stpaul.mn.us
Attachments