



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Code Compliance Report

March 15, 2012

JULIE VANDEROSTYNE
3600 AMERICAN BLVD SUITE 130
BLOOMINGTON MN 55431

Re: 677 Blair Ave
File#: 11 237537 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on February 27, 2012.

Please be advised that this report is accurate and correct as of the date March 15, 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 March 15, 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**

- Tuck Point interior/exterior of foundation as necessary.
- 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.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- Repair or replace damaged doors and frames as necessary, including storm doors.
- 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.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Air-seal and insulate attic/access door.
- Provide major clean-up of premises.

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

- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Provide weather sealed, air sealed and vermin sealed exterior.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide durable, dustless parking surface as specified in the zoning code.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Repair front overhang and install new flashing.
- Install flashing at siding and foundation connection on west side.
- Remove tree at northwest corner of building.
- Clean out crawl space in basement and install 6 mill vapor barrier.
- Install hardwired smoke detectors in second floor bedrooms.
- 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
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Verify that circuit breaker amperage matches wire size
- Close openings in service panel/junction boxes with knockout seals and/or junction box covers
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Replace GFCI receptacle in second floor bathroom adjacent to the sink
- Install globe-type enclosed light fixture on all closet lights
- Repair or Replace all broken, missing or loose 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 per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Install exterior lights at both front entry doors
- Wire basement dryer receptacle with 30 amp wiring and 30 amp 2 pole breaker.
- Replace meter due to rust.
- Based on repair list purchase permit for 15 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.

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

- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING **Inspector: Rick Jacobs** **Phone: 651-266-9054**

- Basement - Water Heaters - Vent must be in chimney liner (IFGC 501.12)
- Basement - Water Heaters - gas venting incorrect (IFGC 503)
- Basement - Water Meter - raise meter to a minimum 12 inches above floor (MPC 2280)
- Basement - Water Meter - remove meter from pit (MPC 88.08)
- Basement - Water Meter - service valves not functional or correct (MPC 1800 Subp 3,4)
- Basement - Water Meter - support meter properly (MPC 2280)
- Basement - Water Piping - improper fittings or usage (MPC 0420)
- Basement - Water Piping - improper piping or usage (MPC 0520)
- Basement - Water Piping - pipe sizing incorrect (MPC 4715.1730)
- Basement - Water Piping - provide water piping to all fixtures and appliances (MPC 1700)
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Basement - Gas Piping - remove all unused gas piping to the main and cap or plug to code.
- Basement - Gas Piping - pipe sizing incorrect (IFGC 402.1)
- Basement - Gas Piping - replace improper piping or fittings (IFGC 406.1.2)
- Basement - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Basement - Soil and Waste Piping - add appropriate hangers (MPC 1430 Subp. 4)
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Soil and Waste Piping - improper pipe supports (MPC 1430 Subp. 4)
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - replace corroded cast iron or steel waste piping (MPC 0200)
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)
- Basement - Laundry Tub - incorrectly vented (MPC 2500)
- Basement - Laundry Tub - provide a vacuum breaker for the spout (MPC 2000 B)
- Basement - Laundry Tub - waste incorrect (MPC 2300)
- First Floor - Front Unit - Lavatory - incorrectly vented (MPC 2500)
- First Floor - Front Unit - Lavatory - waste incorrect (MPC 2300)
- First Floor - Front Unit - Sink - faucet is missing, broken or parts missing (MPC 0200.P.)
- First Floor - Front Unit - Sink - fixture is broken or parts missing (MPC 0200 O.)
- First Floor - Front Unit - Sink - waste incorrect (MPC 2300)
- First Floor - Front Unit - Sink - water piping incorrect (MPC 0200 P.)
- First Floor - Front Unit - Toilet Facilities - unvented (MPC 0200. E)

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PLUMBING **Inspector: Rick Jacobs** **Phone: 651-266-9054**

- First Floor - Front Unit - Toilet Facilities - waste incorrect (MPC 2300) also reset the toilet to floor properly to code.
- First Floor - Front Unit - Shower - faucet is missing, broken or parts missing (MPC 0200. P.)
- First Floor - Front Unit - Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- First Floor - Front Unit - Shower - unvented (MPC 0200. E)
- First Floor - Rear Unit - Sink - faucet is missing, broken or parts missing (MPC 0200.P.)
- First Floor - Rear Unit - Sink - waste incorrect (MPC 2300)
- First Floor - Rear Unit - Sink - water piping incorrect (MPC 0200 P.)
- First Floor - Rear Unit - Tub and Shower - Provide access (MPC 0900)
- First Floor - Rear Unit - Tub and Shower - fixture is broken or parts missing (MPC 0200 0.)
- First Floor - Rear Unit - Tub and Shower - replace waste and overflow (MPC 1240)
- Second Floor - Lavatory - waste incorrect (MPC 2300)
- Second Floor - Toilet Facilities - waste incorrect (MPC 2300) also reset the toilet to the floor properly to code.
- Second Floor - Tub and Shower - faucet is missing, broken or parts missing (MPC 0200. P.)
- Second Floor - Tub and Shower - provide stopper (MPC 1240)
- Exterior - Piping Vents - verify proper vent through roof. Access not available at time of inspection.
- Exterior - Lawn Hydrants - Broken or parts missing (MPC 0200 K)
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- Comments: - Both first floor bathrooms and sinks must be re-piped. The waste and vent piping is all incorrect. Properly vent all first floor fixtures with regards to the second floor fixtures. The first floor fixtures are incorrectly vented. Re pipe basement waste stack and remove all incorrect fitting and piping.
- Obtain plumbing permits prior to commencement of work.

HEATING **Inspector: Kevin Chapdelaine** **Phone: 651-266-9042**

- Install approved lever handle manual gas shutoff valve on furnace and remove unapproved valve.
- Install approved automatic gas valve for furnace.
- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
- Install approved metal chimney liner.
- Replace furnace flue venting and provide proper pitch for all gas appliances.
- Connect furnace and water heater venting into chimney liner.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.
- Provide appropriate size openable window in all bathrooms or prove approved bathroom exhaust fan is vented to the exterior (Ventilation permit maybe required).
- Install furnace air filter access cover.

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HEATING **Inspector: Kevin Chapdelaine** **Phone: 651-266-9042**

- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms including
- Undercut doors to second floor bedrooms a minimum of one inch.
- A separate heating system is required for each dwelling unit if the furnace is replaced.
- Mechanical GAS permit is required for the above work.

ZONING

1. This property is in a(n) R4 zoning district.
2. This property was inspected as a Duplex.

This property was inspected as a Duplex which is not permitted in this zoning district; this property may be a non-conforming use and will require zoning approval before a sale can be approved, any permits may be issued or any work on the property is started.

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.
- The building is approved for 2 dwelling units but contains 3 dwelling units. Obtain approval for additional units or remove the excess dwelling units. If the additional units are approved, maintain the required fire-separation between dwelling units and between units and common area.

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.)

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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
Department of Safety and Inspections
City of Saint Paul
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Saint Paul MN 55101
Phone: 651-266-9046
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JLS:ml
Attachments