

# 939 Charles Workplan

## Items completed to date:

1. Dry out basement and eliminate source of moisture. - **Completed**
2. Provide major clean-up of premises. **Completed**
3. Verify proper venting of bath exhaust fan to exterior. - **Completed**
4. Provide weather sealed, air sealed and vermin sealed exterior. - **Completed**
5. Provide proper drainage around house to direct water away from foundation of house. - **Completed**
6. Provide proper drainage around house to direct water away from foundation of garage. - **Completed**
7. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. – **Completed**
8. Remove mold, mildew and moldy or water damaged materials. – **Completed**
9. Paint exterior. – **Completed**
10. Where wall and ceiling covering is removed install full thickness or codespecified insulation. – **Completed**
11. Air-seal and insulate attic/access door. – **Completed**
12. Install water-proof enclosure in shower area. – **Completed**
13. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. – **Completed**
14. Properly bond neutral bar to service panelboard enclosure. Article 250, NEC -**Completed**
15. Perform a load calculation for the 2nd level unit. – **Completed**
16. All levels have been rewired. Verify correct wiring and complete to the current NEC. **Completed**
17. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored. – **Completed**

18. 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 – **Completed**
19. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC – **Completed**
20. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC – **Completed**
21. 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 – **Completed**
22. Properly strap and support cables and/or conduits. Chapter 3, NEC 12. 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 – **Completed**
23. 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 All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit. – **Completed**
24. Basement -All waste, vent, and water pipe to be installed, air tested, and inspected per the Minnesota Plumbing Code. – **Completed**
25. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code. – **Completed**
26. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer. – **Completed**
27. Basement -Gas Piping -(MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system. – **Completed**
28. Basement -Soil and Waste Piping -(MPC 313) Install proper pipe supports. – **Completed**
29. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping. – **Completed**
30. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service. – **Completed**
31. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge. – **Completed**

32. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service. – **Completed**
33. Basement -Water Meter -(MPC 609.11) Support the water meter to code. – **Completed**
34. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum or 12 inches above the floor. – **Completed**
35. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off. – **Completed**
36. Basement -Water Piping -(MPC 604) Replace all improper water piping and piping with improper usage. – **Completed**
37. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping. – **Completed**
38. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range. – **Completed**
39. 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. – **Completed**
40. Vent clothes dryer to code. – **Completed**
41. Provide adequate combustion air and support duct to code. – **Completed**

## **Remaining Items Timeline:**

### **January 2023**

1. Repair exit doors so that they shall be capable of being opened from the inside, easily and without the use of a key. Repair or replace damaged doors and frames as necessary, including storm doors. Weather seal exterior doors, threshold and weather-stripping.
2. Install floor covering in bathroom and kitchen that is impervious to water.
3. Finish remaining repairs to walls, ceiling and floors throughout, as necessary.
4. Close all penetrations required with intumescent device or caulk (per current building codes).
5. Obtain electrical, plumbing, and HVAC finals

**February 202**

1. Prepare and paint remaining interior surfaces. Observe necessary abatement procedures.
2. 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
3. Weather seal basement bulk head using approved materials.
4. Replace or repair landing and stairway per code.
5. 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.

**March 2023**

1. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
2. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
3. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.

**April 2023**

1. Provide general rehabilitation of garage. Which includes a new garage door.
2. Reroof areas of house not properly flashed, including skylights.
3. Install 20 minute fire rated doors, with self closing device, between common areas and individual units, with functional hardware.
4. Install address numbers visible from street and on the alley side of garage.
5. Obtain building permit final.