



Code Compliance Report

April 15, 2015

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

Ernest B Trower
2075 Scudder St
St Paul MN 55108-1822

Re: 2062 Como Ave
File#: 02 222530 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 19, 2015.

Please be advised that this report is accurate and correct as of the date April 15, 2015. 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 April 15, 2015. 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:

ZONING

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

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)
2. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
3. 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)
4. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
5. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)

6. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
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. 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. SPLC 34.34 (1)
10. Where wall and ceiling covering is removed install full thickness or code- specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
11. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. 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
14. Provide major clean- up of premises. SPLC 34.34 (4)
15. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
16. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
17. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
18. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
19. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
20. Provide general rehabilitation of garage. SPLC 34.32 (3)
21. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
22. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
24. Replace west side deck and stairs .
25. Replace gutters and down spouts as needed.
26. Replace basement floor and insure 6 mill poly under floor before pouring , call for inspection before covering.
27. Repair ceilings ,walls and floors where roof leaking.
28. Replace overhead garage door.
29. Properly install ventalation for house roof.
30. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
31. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
32. Remove or encapsulate asbestos in an approved manner. MN St. 326.70- 326.81
33. Strap or support top of stair stringers for structural stability. MNRC Ch 1309

Sect 311.1

34. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
35. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
36. 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: Dave Blank

Phone: 651- 266- 9035

1. Close openings in junction boxes with knockout seals. Article 110.12 (A), NEC
2. 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 (painted receptacle in kitchen).
3. 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 (reverse polarity receptacle on south wall of living room / ungrounded receptacle in SW 2nd floor bedroom).
4. 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
5. Install a new electrical service to replace existing 120 volt 30 amp panel. SPLC 34.14 (2)
6. All added receptacles must be grounded, tamper- resistant and be on an Arc-Fault Circuit Interrupter- protected circuit.
7. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
8. 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 2000) The lawn hydrant(s) require a backflow assembly or device.
2. Basement - (MPC 2420) Vent piping for the laundry tub and toilet located in basement, must have their tie in points removed from the waste stack and tie back in to the plumbing venting system per Minnesota State Plumbing Code.
3. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
4. Basement - Gas Piping - (MMC 103) Replace corroded gas piping/fittings.
5. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
6. Basement - Laundry Tub - (MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
7. Basement - Laundry Tub - (MPC 0200 P) Repair/replace the faucet that is

- missing, broken or has parts missing.
8. Basement - Laundry Tub - (MPC 2000 B) Provide the proper potable water protection for the faucet spout.
 9. Basement - Soil and Waste Piping - (MPC 0200) Replace all corroded cast iron, steel waste or vent piping.
 10. Basement - Soil and Waste Piping - (MPC 1000) Install a clean out at the base of all stacks.
 11. Basement - Soil and Waste Piping - (MPC 2420) Replace all improper connections, transitions, fittings or pipe usage.
 12. Basement - Toilet Facilities - (MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
 13. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
 14. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
 15. Basement - Water Heater - (MPC 2180) The water heater must be fired and in service.
 16. Basement - Water Meter - (MPC 2280) Support the water meter to code.
 17. Basement - Water Piping - (MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
 18. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
 19. Second Floor - Tub and Shower - (MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
 20. Second Floor - Tub and Shower - (MPC 2000 B) Provide a faucet with the proper air gap.
 21. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

Heating Inspector: Christi Dick

Phone: 651- 266- 9045

1. Install approved level handle manual gas shutoff valve on furnace and remove unapproved valve
2. Install approved automatic gas valve for furnace
3. 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
4. Provide thirty (30) inches of clearance in front of furnace for service
5. Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
6. Install approved metal chimney liner
7. Replace furnace flue venting to code

8. Connect furnace and water heater venting into chimney liner
9. Vent clothes dryer to code and provide approved gas piping and valve.
10. Provide adequate combustion air and support duct to code
11. Provide support for gas lines to code
12. Plug, cap and/or remove all disconnected gas lines
13. Install furnace air filter access cover
14. 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.
15. Repair and/or replace heating registers as necessary
16. 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.

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. 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.)

Re: 2062 Como Ave
April 15, 2015
Page 6

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
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651- 266- 9046
Email: jim.seeger@ci.stpaul.mn.us

Attachments