



CITY OF SAINT PAUL

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Saint Paul, MN 55101-1806

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Code Compliance Report

March 03, 2020

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

3PACKET.COM INC
3111 W POLK AVE
ANAHEIM CA 92801

Re: 1802 Ross Ave
File#: 10 799492 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on January 15, 2020.

Please be advised that this report is accurate and correct as of the date March 03, 2020. 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 03, 2020. 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) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Nathan Bruhn

Phone: 651- 266- 9033

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
3. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
4. 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

5. Provide major clean- up of premises. SPLC 34.34 (4)
6. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
7. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
8. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
9. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
10. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
11. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
13. Repair chimney in an approved manner. SPLC 34.09 (1)
14. Provide general rehabilitation of garage. SPLC 34.32 (3)
15. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
16. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
17. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
18. Remove illegal bedrooms in basement.
19. Repair hole in garage roof.
20. Rebuild front porch to code and replace all decayed or damaged framing and re- level porch.
21. Install safety cables on overhead garage door.
22. 2nd floor front bedroom needs ceiling removed and replaced to code.
23. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
24. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
25. 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)
26. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
27. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
28. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
29. 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)
30. 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: Gary Koehnen

Phone: 651- 266- 9039

1. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. 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
3. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
4. Install receptacle for garage door opener. Article 400.12, NEC
5. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Including all wiring for garage.
6. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
7. Replace electrical service panel, mast and meter socket. Article 110.12 (B), NEC
8. Properly wire furnace to current NEC.
9. 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
10. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
11. 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
12. Properly strap and support cables and/or conduits. Including low voltage interior and exterior. Chapter 3, NEC
13. Remove all cord wiring used as a substitute for fixed wiring. Article 400.12, NEC
14. 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
15. 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
16. 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: Steve Fernlund

Phone: 651- 266- 9052

1. Toilet Facilities - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
2. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.

3. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
4. Basement - Laundry Tub - (MPC 701) Install the waste piping to code.
5. Basement - Laundry Tub - (MPC .0100 & 901) Install a proper fixture vent to code.
6. Basement - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
7. Basement - Lavatory - (MPC 701) Install the waste piping to code.
8. Basement - Soil and Waste Piping - (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
9. Basement - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
10. Basement - Toilet Facilities - (MPC 701) Install the waste piping to code.
11. Basement - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
12. Basement - Tub and Shower - (MPC 701) Install the waste piping to code.
13. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
14. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
15. Basement - Water Heater - (MMC 701) Provide adequate combustion air for the gas burning appliance.
16. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
17. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
18. Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
19. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
20. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
21. First Floor - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
22. First Floor - Sink - (MPC 701) Install the waste piping to code.
23. Second Floor - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
24. Second Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
25. 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: Aaron Havlicek

Phone: 651- 266- 9043

1. Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
2. Install approved automatic gas valve for furnace/boiler.
3. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
4. 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.
5. Install approved metal chimney liner.
6. Replace furnace/boiler flue venting to code.
7. Connect furnace/boiler and water heater venting into chimney liner.
8. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
9. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
10. Provide adequate combustion air and support duct to code.
11. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
12. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
13. 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.
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. Provide heat in every habitable room and bathrooms.
17. Submit documentation verifying that A/C system is operable, if not, repair, replace or remove and seal all openings.
18. Unable to gain entry to garage during inspection, however chimney vent is visible through the roof. If there is any nonconforming heating equipment in the garage, remove it and all connecting piping and venting and permanently seal and plug all openings or install equipment to code.
19. Mechanical permits are required for the above work.
20. 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.

Notes:

1. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
2. 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 Nathan Bruhn between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

Nathan Bruhn
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
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Saint Paul MN 55101
Phone: 651-266-9033
Email: nathan.bruhn@ci.stpaul.mn.us

Attachments