

1062 FRONT AVENUE CODE COMPLIANCE INSPECTION

COMPARISON 2006 to 2017

Trade	2006	2017
Building	<ol style="list-style-type: none"> 1. Repair "lean-to" on garage to Code or remove (over-spanned rafters). 2. Replace basement stairs to Code. 3. Install Provide hand and guardrails on all stairways and steps as per attachment. 4. Install plinth blocks under posts in basement. 5. Tuck Point interior/exterior foundation. 6. Install floor covering in the bathroom and kitchen that is impervious to water. 7. Install twenty minute fire-rated doors, with a self-closing device, between common areas and individual units. 8. Install tempered glass in window on stair landing. 9. Install tempered glass in window over bathtub. 10. Provide thumb type dead bolts for all entry doors. Remove any surface bolts. 11. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary. 12. Provide storms and screens complete and in good repair for all door and window openings. 13. Repair walls and ceilings throughout, as necessary. 14. Provide hand and guardrails on all stairways and steps as per attachment. 15. Provide fire block construction as necessary. 16. Re-level structure as much as is practical. 17. Where wall and ceiling covering is removed, attic, replace doors and windows, (insulation, glass, weather stripping, etc.) shall meet new energy code standards. 18. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present). 19. Any framing members that 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 headered, etc.) are to be reconstructed as per code. 20. All charred members will have to be scraped or sandblasted completely clean and any water warped members replaced. All smoked or charred members are to be sealed and deodorized. 21. Provide general clean-up of premise. 22. Provide smoke detectors as per the Minnesota State Building Code. 23. Repair soffit, fascia trim, etc. as necessary. 24. Provide proper drainage around house to direct water away from foundation. 25. Install downspouts and a complete gutter system. 26. Replace house and garage roof covering and vent to Code. 27. Provide general rehabilitation of garage. 	<ol style="list-style-type: none"> 1. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1) 2. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6) 3. 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) 4. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4 5. 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 6. Provide major clean-up of premises. SPLC 34.34 (4) 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. Install downspouts and a complete gutter system. SPLC 34.33 (1d) 11. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d) 12. Dry out basement and eliminate source of moisture. SPLC 34.10 (10) 13. Provide general rehabilitation of garage. SPLC 34.32 (3) 14. Install address numbers visible from street and on the alley side of garage. SPLC 70.01 15. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6 16. Install guardrail and risers on basement stairs. 17. Install handrail on front steps. 18. Replace damaged siding and trim on garage and install flashing for siding at horizontal joints. 19. Repair garage roof framing (sag in roof) jack up straight. 20. Install drip cap over doors and windows where missing. 21. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1) 22. 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). MNRC Ch 1309 Sect. 317 23. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317 24. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3) 25. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e) 26. Provide functional hardware at all doors and windows. SPLC 34.09 (3f) 27. Repair or replace damaged doors and frames as necessary, including stormdoors. SPLC 34.09 (3f) 28. 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)

Electric	<ol style="list-style-type: none"> 1. Fill out service panel directory completely. 2. Remove all extension cord wiring. 3. Repair broken conduit and rewire open splices in the basement to Code. 4. Install a GFI protected outlet for kitchen countertop outlets. 5. Install GFI outlets at bathroom sinks to Code. 6. Remove bathroom fixtures that contain outlets and ground vanity fixtures. 7. Certify integrity of premise wiring in all fire damaged areas. 8. Rewire feeder and garage to Code. 9. Provide listed outlet boxes for all fixtures. 10. Insure proper fuses or breakers for all conductors. 11. Repair or replace all broken, missing or loose fixtures, devices, covers and plates. 12. Check all 3-wire outlets for proper polarity and ground. 13. Throughout building, install outlets and fixtures as per Bulletin 80-1. 14. Install smoke detectors as per Bulletin 80-1 and I.R.C. 15. Electrical work requires a Permit and inspections. 	<ol style="list-style-type: none"> 1. 2nd Floor -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 2. Garage -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. 3. Throughout -No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored. 4. Throughout -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 5. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.
Plumbing	<ol style="list-style-type: none"> 1. All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul. 2. The water heater has no gas shutoff and gas piping is incorrect. 3. The water heater was not in service at the time of the inspection. 4. The water meter has incorrect piping. 5. Provide the proper size water piping. 6. Install water valves to separate units. 7. The dryer gas shutoff, connector and piping are incorrect. 8. Test all gas piping to Code. 9. The soil and waste piping has no soil stack base cleanout. 10. Provide the proper connection and transitions for the soil and waste piping. 11. Manometer test all waste and vent above ground. 12. Correct the waste and vent and the kitchen sink. 13. Correct the waste and vent at the first floor shower and lavatory. 14. Provide a scald-guard faucet on first floor shower. 15. Correct the waste and water piping at the first floor water closet. 16. The range gas shutoff, connector and piping incorrect. 17. Correctly vent second floor bathtub and provide a scald guard faucet. 18. Repair range valve to connector at second floor kitchen. 19. Provide a backflow assembly or device for the lawn hydrant(s). 	<ol style="list-style-type: none"> 1. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out. 2. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.\ 3. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service. 4. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum or 12 inches above the floor. 5. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service. 6. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code. 7. Bathroom -Verify that all plumbing fixtures operate properly without leaks and any defects. 8. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer. 9. First Floor -Lavatory -(MPC 701) Install the waste piping to code. 10. First Floor -Sink -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing. 11. 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	<ol style="list-style-type: none"> 1. Replace single wall vent connector with B-class material (both units). 2. Install chimney liner. 3. Replace furnace flue venting and provide proper pitch for gas appliance venting. 4. Tie furnace and water heater venting into chimney liner. 5. <u>Recommend</u> adequate combustion air. 6. Provide support for gas lines to Code. Plug, cap and/or remove all disconnected gas lines. 7. Clean all supply and return ducts for warm air heating system. 8. Repair and/or replace heating registers as necessary. 9. Provide heat in every habitable room and bathrooms. 10. Repair and/or replace fin tube radiation and covers as needed. 	<ol style="list-style-type: none"> 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/boiler for service 5. A full Pressure test is required for the gas lines. 6. Install approved metal chimney liner 7. Replace furnace flue venting to code 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 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. Clean all supply and return ducts for warm air heating system 15. Repair and/or replace heating registers as necessary 16. Provide heat in every habitable room and bathrooms 17. Separate heating system is required for each dwelling unit. Furnace in basement can not be used for heating both 1st and 2nd floor units of duplex 18. Mechanical permits are required for the above work.
Notes	<p><u>ZONING</u></p> <ol style="list-style-type: none"> 1. This property was inspected as being a legal non-conforming duplex. <p><u>NOTES</u></p> <ol style="list-style-type: none"> 1. <u>VACANT BUILDING REGISTRATION FEES MUST BE PAID AT NEIGHBORHOOD HOUSING AND PROPERTY IMPROVEMENT (NHPI) FOR PERMITS TO BE ISSUED ON THIS PROPERTY.</u> For further information call, NHPI at 651-266-1900, located at 1600 White Bear Avenue. 2. Provide plans and specifications for any portion of the building that is to be rebuilt. 3. Most of the roof covering could not be properly inspected from grade. Recommend this be done before rehabilitation is attempted. 4. There was considerable storage/clutter within property at the time of the inspection. All to meet appropriate Codes when complete. 5. All items noted as <u>recommended</u> do not have to be completed for code compliance but should be completed at a later date. Possible purchasers of property shall be made aware of these items. 	<ol style="list-style-type: none"> 1. See attachment for permit requirements and appeals procedure. 2. This property is designated by the Vacant Buildings Department as a Category #3 which requires a \$5,000.00 Performance Bond or Deposit at the time the permit is issued. 3. Provide plans and specifications for any portion of the building that is to be rebuilt. 4. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.