



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Code Compliance Report

August 22, 2017

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

Beverly Burton
362 Ruthie Ln
Hudson WI 54016-8132

Re: 708 Western Ave N
File#: 15 033398 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on June 19, 2017.

Please be advised that this report is accurate and correct as of the date August 22, 2017. 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 August 22, 2017. 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) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
3. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
4. Provide general rehabilitation of garage. SPLC 34.32 (3)

5. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
6. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
7. Remove drywall from basement with organic growth.
8. Repair or replace kitchen cabinets and tops.
9. Jack up and re-level front porch.
10. Replace missing and miss-matched siding with same type.
11. Replace garage door.
12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
13. Provide 6 inch clearance from siding to grade around garage.
14. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
15. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
16. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
17. 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)
18. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
19. 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
20. Provide major clean-up of premises. SPLC 34.34 (4)
21. 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: Joe Sobanski

Phone: 651-266-9034

1. 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
2. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
3. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
4. Basement -Properly strap and support cables and/or conduits. Chapter 3, NEC
5. Garage -Verify if electrical is installed per NEC (no access at time of inspection)
6. Throughout -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
7. 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

8. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
9. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Paul Zellmer

Phone: 651-266-9048

1. Basement -Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
2. Basement -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
3. Basement -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
4. Basement -Tub and Shower -(MPC 402.11) Provide access.
5. Basement -Tub and Shower -(MPC 409.2) Provide an approved waste stopper
6. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
7. Basement -Water Heater -(MMC 701) Provide adequate combustion air for the gas burning appliance.
8. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
9. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
10. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
11. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
12. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
13. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
14. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
15. Basement -Water Piping -(MPC 604) Replace all the improper fittings and fittings that have improper usage.
16. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
17. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
18. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
19. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
20. Second Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
21. Second Floor -Plumbing - General -(MPC 402.2) Provide a water tight joint

between the fixture and the wall or floor.

22. Second Floor -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6)
Provide proper fixture spacing.
23. 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: Christi Dick

Phone: 651-266-9045

1. 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
2. Provide support for gas lines to code
3. Plug, cap and/or remove all disconnected gas lines
4. Clean all supply and return ducts for warm air heating system
5. Repair and/or replace heating registers as necessary
6. 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.
7. Mechanical permits are required for the above work.

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. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
4. 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).

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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 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