



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
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Code Compliance Report

November 27, 2013

ALTISOURCE C/O DAVE CAMP
16329 KENYON ST
HAM LAKE MN 55304

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

Re: 750 Aurora Ave
File#: 13 222777 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on October 30, 2013.

Please be advised that this report is accurate and correct as of the date November 27, 2013. 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 November 27, 2013. 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) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger Phone: 651-266-9046

- Cover water meter pit with concrete or decay resistant, screwed-down cover. Cleanouts to be flush with floor slab.
- 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.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- Repair or replace damaged doors and frames as necessary, including storm doors.

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- Weather seal exterior doors, threshold and weather-stripping.
- Install floor covering in bathroom and kitchen that is impervious to water.
- Repair walls, ceiling and floors throughout, as necessary.
- 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.
- 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.
- Provide fire block construction as necessary and seal chases in basement ceiling.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Provide general rehabilitation of garage.
- Install address numbers visible from street and on the alley side of garage.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Install safety glass in window at stair landing to 2nd floor.
- Repair attic windows.
- Replace front steps (bottom riser not uniform)
- Repair or replace sidewalks.
- Remove tree from rear yard and repair deck where tree hit.
- Remove bedroom from basement.
- Re-level rear porch and verify frost footings.
- Repair and properly install rear porch area door, window and siding with correct flashings.
- Install flashing at deck connection to house.
- Repair or replace front porch skirting.
- A building permit is required to correct the above deficiencies.

ELECTRICAL Inspector: Randy Klossner Phone: 651-266-9032

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC.

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ELECTRICAL Inspector: Randy Klossner Phone: 651-266-9032

- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- Install hard-wired, battery backup smoke detector and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement/garage
- Replace all painted-over receptacles.
- Electrical panel and basement wired without permits, rewire both to current NEC.
- Reinstall service knob on exterior of house and reattach Electric utility lines per NEC.
- Install box extensions on devices mounted in wood paneling where required by the NEC.
- Bond the Service entrance conduit per NEC.
- Based on repair list purchase permit for a service and 8 circuits.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Rick Jacobs Phone: 651-266-9054

- Basement - Water Heater - Provide adequate combustion air for gas appliance. (MMC 701)
- Basement - Water Heater - T and P relief discharge piping incorrect (MPC 2210 Subp. 4)
- Basement - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Meter - corroded piping; incorrect piping (MPC 0200 0.)
- Basement - Water Meter - raise meter to a minimum 12 inches above floor (MPC 2280)
- Basement - Water Meter - remove meter from pit (SPRW 94.04)
- Basement - Water Meter - service valves not functional or correct (MPC 1800 Subp 3,4)
- Basement - Water Meter - support meter properly (MPC 2280)
- Basement - Water Piping - boiler fill water line requires backflow assembly or device (MPC 2100)
- Basement - Water Piping - improper fittings or usage (MPC 0420)
- Basement - Water Piping - improper piping or usage (MPC 0520)
- Basement - Water Piping - pipe sizing incorrect (MPC 4715.1730)
- Basement - Water Piping - provide water piping to all fixtures and appliances (MPC 1700)
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)

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PLUMBING Inspector: Rick Jacobs Phone: 651-266-9054

- Basement - Replace all incorrect piping, fittings and joints for the basement bathroom fixtures in the basement
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Soil and Waste Piping - improper pipe supports (MPC 1430 Subp. 4)
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - replace all tapped or corroded cast iron or steel waste piping (MPC 0200)
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)
- Basement - Secure the lavatory in the basement to the wall properly.
- Basement - Verify the water softener works correctly or remove it from the site.
- Basement - Gas Piping - replace improper piping or fittings (MFGC 411)
- Basement - Gas Piping - run dryer vent to code (MFGC 614.1 - 614.7)
- Basement - Lavatory - waste incorrect (MPC 2300)
- Basement - Lavatory - water piping incorrect (MPC 0200 P.)
- Basement - Toilet Facilities - water piping incorrect (MPC 0200 P.)
- Basement - Tub and Shower - Provide access (MPC 0900)
- Basement - Tub and Shower - faucet is missing, broken or parts missing (MPC 0200. P.)
- Basement - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- Basement - Tub and Shower - provide stopper (MPC 1240)
- Basement - Tub and Shower - replace waste and overflow (MPC 1240)
- Basement - Tub and Shower - water piping incorrect (MPC 0200 P.)
- First Floor - Repair or remove the water system under the sink on the first floor in the kitchen and verify it works correctly.
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (MFGC 411)
- First Floor - Sink - faucet is missing, broken or parts missing (MPC 0200.P.)
- First Floor - Sink - waste incorrect (MPC 2300)
- First Floor - Sink - water piping incorrect (MPC 0200 P.)
- Second Floor - Lavatory - fixture is broken or parts missing (MPC 0200 0.)
- Second Floor - Lavatory - waste incorrect (MPC 2300)
- Second Floor - Tub and Shower - provide stopper (MPC 1240)
- All Floors - Plumbing - General - Caulk all fixtures to code (MPC 1220 Subp.2)
- 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.

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HEATING Inspector: Jerry Hanson Phone: 651-266-9044

- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe
- Provide thirty (30) inches of service clearance in front of boiler.
- Vent clothes dryer to code
- Provide adequate combustion air and support duct to code
- Plug, cap and/or remove all disconnected gas lines
- Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- Conduct witnessed pressure test on hot water heating system and check for leaks
- Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
- Repair or replace radiator valves as needed
- Install isolation valves on boiler supply and return.
- Mechanical gas and hydronic permits are required for the above work.

Notes:

- See attachment for permit requirements and appeals procedure.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
- 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 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

Phone: 651-266-9046

JLS:ml

Email: jim.seeger@ci.stpaul.mn.us

Attachments