



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
Web: www.stpaul.gov/dsi

December 07, 2010

Gregory T Ryan
811 University Ave W
St Paul MN 55104-4808

Re: 1644 Bush Ave
File#: 10 898579 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on November 17, 2010.

Please be advised that this report is accurate and correct as of the date December 07, 2010. 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 December 07, 2010. 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:

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

- Insure basement cellar floor is even, is cleanable, and all holes are filled.
- **Owner said he could in-fill around basement floor drain. He said he could slope the transition from the floor tile to the cement floor in the whirlpool room**
- 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.
- **Owner said he could return the hand rails at the top and bottom of the stairs(basement stair)**
- Provide complete storms and screens, in good repair for all door and window openings.
- **Owner said he could install gaskets/sweep on front door**
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- **There are no surface bolts on the doors of the house. Storm doors/screens are ok.**

- Repair or replace damaged doors and frames as necessary, including storm doors.
- **All other ext. doors appear ok**
Weather seal exterior doors, threshold and weather-stripping.
 - **Owner said he would install gaskets and Threshold**
 - 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.
 - **This is a “boiler-plate” notation only. There appears to be no issues on the interior or exterior of the house. (Snow is quite deep)**
 - Air-seal and insulate attic/access door.
 - **Owner said he could caulk the access door after I attempt to view the chimney in the attic**
 - Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
 - **Confirm at Final**
 - Provide major clean-up of premises.
 - **Snow covered. Owner stated that there is no debris or accumulation of material**
 - Repair siding, soffit, fascia, trim, etc. as necessary.
 - **Owner said he could caulk around the masonry in the front of the house and install a drip edge over the window on the west side of the house. Soffit/Fascia are ok**
 - Provide proper drainage around house to direct water away from foundation of house.
 - **Because of the depth of the snow – we agreed to review this in spring**
 - Provide proper drainage around house to direct water away from foundation of garage.
 - **Because of the depth of the snow – we agreed to review this in spring**
 - Provide general rehabilitation of garage and storage sheds.
 - **Owner said we would address the garage in spring**
 - Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
 - **No windows require replacement**
 - Install roof covering on garage.
 - **Owner said he would address the garage in spring**
 - Correct risers on front steps.
 - **Owner said he could raise the sidewalk to reduce the riser height for compliance**
 - Move storage shed on east property line in 5 feet from property line or remove.
 - **See summary**
 - Remove hot tub roof and deck from east side of house.
 - **Owner said he could remove the roof and lower the fence height to 6’-6” above grade**
 - Repair fence to code or remove.
 - **Owner said he could secure the plywood on the fence**
 - Install structural slab under front section of garage to code and properly connect to main garage or remove.
 - **Unable to enter due to snow depth. Will review in spring**
 - A building permit is required to correct the above deficiencies.

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- **This appears ok and is not an issue**
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- **This appears ok and is not an issue**
- Provide a complete circuit directory at service panel indicating location and use of all circuits (NEC 2008 408.4)
- **Owner to commission licensed contractor**
- verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- **This appears ok and is not an issue**
- Install S type fuse adapters and proper size S fuses.
- **There are no S-type fuses in the panel. This is not an issue**
- Verify that fuse amperage matches wire size (NEC 240.4 (D))
- **Owner to commission licensed contractor to repair circuits**
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes (NEC 2008 110.12(A))
- **Owner to commission licensed contractor to repair these items**
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house. (NEC 334.30)
- **Owner to commission licensed contractor to repair these items at the panel, furnace room and water meter box. The service conduit on the exterior is ok.**
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- **Owner to commission licensed contractor to repair these items (living room outlet, behind refrigerator only)**
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- **Main floor bathroom requires G.F.I. Owner to commission licensed contractor to repair these items**
- Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- **Will confirm these items function at final walk through**
- Replace all painted-over receptacles.
- **Owner said he would have licensed contractor review electrical**
- Add a receptacle in first floor middle bedroom (ARC fault).
- **This is not an issue. No additional outlets are required.**
- Properly wire and index 4 breaker subpanel next to service panel.
- **This is not an issue.**
- Repair doorbell transformer by water meter.
- **This is not an issue.**

- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- **This is not an issue.**
- Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.
- **No walls need to be opened in order to complete this report.**
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

THE FOLLOWING ITEMS ARE IN ADDITION TO THE CURRENT CODE COMPLIANT LIST:

The electrical service panel was upgraded without an electrical inspection.

Install #4 AWG conductor between meter and service panel (NEC 310.15(B)(6))

Move washer and dryer to ensure proper clearance in front of service panel (NEC 110.26)

Insure all receptacles in bathrooms are GFCI protected. (Chapter 34)

Insure whirlpool tub in basement is properly wired. Access panel required in order to inspect and maintain product (NEC 2008 680 VII)

Physically protect NM cable coming in through floor to receptacle by front door (NEC 2008 334.15 (B))

Insure proper connectors on wire-mold box in Northwest bedroom (NEC 2008 250.86)

Properly wire hot tub on side deck on east side of house (NEC 2008 680 IV)

Install globe-type enclosed light fixture in bedroom closet (NEC 410.16)

Check all outlets for proper polarity and verify ground on 3-wire to code

Remove/replace all illegal, improper or hazardous wiring in garage (NEC 110.8, 110.27) --
No Access

PLUMBING

Inspector: Denny Watters

Phone: 651-266-9051

- Basement - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- **It appears there is a chimney liner. No work required**
- Basement - Water Meter - corroded piping; incorrect piping (MPC 0200 0.) steel before meter.

- Owner said he could replace pipe
- Basement - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Owner said he could vent dryer per code or provide manufacture's installation manual that states that a lint sock would be acceptable
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Toilet can be used as clean-out. This is acceptable
- Basement - Lavatory - faucet is missing, broken, or parts missing (MPC 0200.P.) stopper.
- Owner said he could install a stopper for compliance
- Basement - Lavatory - fixture is broken or parts missing (MPC 0200 0.) corroded. Replace.
- Owner said he could replace the sink near the whirlpool
- Basement - Lavatory - unvented (MPC 0200. E)
- Owner showed us where the vent is located. This is acceptable
- Basement - Toilet Facilities - incorrectly vented (MPC 2500) show vent.
- Owner to commission a licensed ventilation contractor to correct the venting
- Basement – Whirlpool Tub and Shower - Provide a vacuum breaker (MPC 2000 B) spout.
- Owner said he could raise the spout for compliance
- Basement – Whirlpool Tub and Shower - incorrectly vented (MPC 2500) show vent.
- Owner to confirm venting is compliant to the outside (access to under-deck needed)
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)
- Owner said he could install a shut-off for compliance
- First Floor - Lavatory - faucet is missing, broken, or parts missing (MPC 0200.P.) stoppers.
- Owner said he could install a stopper for compliance
- First Floor - Sink - faucet is missing, broken or parts missing (MPC 0200.P.) stoppers.
- First Floor - Sink - incorrectly vented (MPC 2500)
- Owner said he could vent the sink
- Obtain plumbing permits prior to commencement of work.

HEATING

Inspector: Gary Stevens

Phone: 651-266-9045

- Install approved lever handle manual gas shutoff valve on all gas appliances and remove unapproved valve.
- Owner said he could install a shut-off behind the range
- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee. Unable to verify.
- Owner said he could install a shut-off behind the 1st Branch
- Clean and Orsat test furnace/boiler burner. Check all controls for proper operation.
- Owner said he could provide an orset test (was completed 6 months ago)
- Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
- Owner to provide documentation (RH1 form)

- Inspection required in attic that masonry chimney/Class B venting transition is installed according to code.
- **Owner to provide a ladder to attempt to review chimney in attic**
- Replace furnace flue venting to code. Install Class B venting from furnace outlet to chimney with Class B wye fitting for connection of water heater venting.
- **The flues are undersized and are not the proper material. Owner said he will use the flue chart in Mn. Fuel Gas Code to replace flue for proper venting**
- Furnace and water heater venting to be sized according to code.
- **Same as above**
- Vent clothes dryer to code.
- **Owner to provide manual that states a lint sock may be used OR commission a licensed ventilation contractor to install proper venting**
- Provide adequate combustion air and support duct to code.
- **Owner said he could reposition Combustion air for compliance**
- Provide support for gas lines to code.
- **The supports are adequate for the gas line tree**
- Plug, cap and/or remove all disconnected gas lines.
- **This is a “Boiler Plate” notation. There are no disconnected lines in the house**
- Bathroom exhaust system on 1st floor, basement and whirlpool area to be vented to outside with approved material according to code. A mechanical ventilation permit is required if an exhaust system is installed.
- **Owner will need to show that the 1st floor bath fan is exhausted through the roof (roof is snow covered). Owner said he could confirm all exhaust vents terminate to the exterior and they comply or he would have them repaired to code by a licensed ventilation contractor**
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- **Owner said he could clean the ducts from the registers on the main floor**
- Repair and/or replace heating registers as necessary.
- **Registers appear ok. No replacement necessary**
- All supply/return ducts to be installed according to code.
- **Owner said he could secure the floor supply boot in the bedroom**
- Provide heat in every habitable room and bathrooms.
- **Owner said he could have an electric heater added in the main floor bath bathroom**
- Mechanical GAS, WARM AIR/VENTILATION permits is/are required for the above work.

ZONING

1. This property is in a (n) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

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.
- Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

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 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
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9046
Email: james.seeger@ci.stpaul.mn.us

JLS:ml
Attachments