



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Code Compliance Report

March 06, 2017

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

Ocwen Loan Servicing Llc
1661 Worthington Rd Ste 100
West Palm Beach FL 33409-6493

Re: 865 York Ave
File#: 12 216741 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on February 14, 2017.

Please be advised that this report is accurate and correct as of the date March 06, 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 March 06, 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. The property was inspected as a Duplex.

This property was inspected as a Duplex which is not permitted in this zoning district; this property may be a non-conforming use and will require zoning approval before a sale can be approved, any permits may be issued or any work on the property is started.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. Repair or replace damaged doors and frames as necessary, including storm

- doors. SPLC 34.09 (3f)
3. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
 4. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
 5. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
 6. 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)
 7. 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)
 8. Charred building components shall be scraped or sandblasted completely clean and water-damaged components replaced. A determination of necessary fire damage corrective measures shall be made by this department or by a registered structural engineer as to replacement, repairs, etc. All smoke damaged and charred members shall be cleaned, sealed and deodorized. SPLC 34.09
 9. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
 10. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 11. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
 12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
 13. 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
 14. Provide major clean-up of premises. SPLC 34.34 (4)
 15. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 16. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
 17. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
 18. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
 19. Provide general rehabilitation of garage. SPLC 34.32 (3)
 20. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
 21. Replace all damaged garage siding and trim .
 22. Remove soil away from garage siding and provide clearance from siding to grade.
 23. 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
 24. Install gutters and downspouts on garage.

25. Install guardrail on front steps.
26. Replace all fire damaged floor joist on 1st. floor , all charred joist need to be cleaned and sealed.
27. Remove drywall in basement with organic growth. (most of it)
28. Remove 3rd. unit from building.
29. Cover all spray foam insulation in basement ceiling and crawl space with approved tested system.
30. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
31. 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. MNRC Ch 1309 Sect. 311 & 312
32. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
33. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
34. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
35. 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)
36. 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: Wade Hoffman

Phone: 651-266-9030

1. Properly wire electric water heater to current NEC.
2. 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
3. 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
4. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
5. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
6. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
7. Repair damaged electrical due to vandalism to current NEC.
8. Ensure/rewire all electrical associated with NM cables dated after _____ to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
9. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
10. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC

11. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
12. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
13. 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
14. Properly strap and support cables and/or conduits. Chapter 3, NEC
15. 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
16. 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. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
2. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3. Basement -Laundry Tub -(MPC .0100 P & Q & 419.2) Install the water piping to code.
4. Basement -Laundry Tub -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
5. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
6. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
7. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
8. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
9. Bathroom -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing. Unit #1
10. Bathroom -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
11. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
12. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
13. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
14. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
15. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016. Unit #1
16. First Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature

limiting device, ASSE Standard 1070.

17. Second Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
18. Second Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
19. Second Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
20. Second Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
21. Second Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
22. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
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: Maureen Hanson

Phone: 651-266-9043

1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee (possibly concealed).
2. Clean and Orsat test both furnace burners. Check all controls for proper operation. Check furnace heat exchangers for leaks; provide documentation from a licensed contractor that the heating units are safe
3. Vent clothes dryer to code
4. Provide adequate combustion air and support duct to code
5. Provide support for gas lines to code
6. Plug, cap and/or remove all disconnected gas lines, and bond CSST
7. 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.
8. 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.
9. Repair and/or replace heating registers as necessary
10. Provide heat in every habitable room and bathrooms
11. Conduct witnessed pressure test on gas piping system and check for leaks
12. Run condensate drain from furnace in basement to an approved location

according to manufacturers' installation requirements and secure as needed.
Provide secondary drain for second floor furnace.

13. Mechanical Gas permits are required for the above work.

Notes:

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. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
5. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
6. Interior of garage not available for inspection. Repair per applicable codes.
7. The building is approved for 2 dwelling units but contains 3 dwelling units. Obtain approval for additional units or remove the excess dwelling units. If the additional units are approved, maintain the required fire-separation between dwelling units and between units and common area.

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.)

Re: 865 York Ave
March 06, 2017
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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