



CITY OF SAINT PAUL

Code Compliance Report

March 20, 2018

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

Jay Olson
8023 LAKE DR
FOREST LAKE MN 55025

Re: 521 Desnoyer Ave
File#: 07 018508 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on March 12, 2018.

Please be advised that this report is accurate and correct as of the date March 20, 2018. 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 20, 2018. 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) R3 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. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
2. Provide major clean-up of premises. SPLC 34.34 (4)

3. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
4. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
5. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
6. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
7. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
8. Replace front steps and repair front deck (remove sag from front deck floor)
9. Replace rear east side steps and install west side rear entry flashing at steps.
10. Have fireplace inspected and submit report.
11. Replace 2nd floor bathroom window on east side . New window to have safety glass.
12. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
13. Repair kitchen ceilings in both units , bathroom plumbing leaked above.
14. Remove trees from against garage.
15. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
16. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
17. 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)
18. 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)
19. 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)
20. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (exempt. 4)
21. 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
22. 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: Dan Moynihan

Phone: 651-266-9036

1. 521 -Basement -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
2. 521 -Basement -Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
3. 521 -Basement -Remove or rewire Illegally installed 30 amp disconnect fed

from line side of service disconnect, and all associated wiring. All repairs shall meet the current NEC.

4. 521 -Basement -Remove or properly wire air exchanger to current NEC.
5. 521 -Basement -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
6. 521 -Basement -Properly strap and support cables and/or conduits to Chapter 3, NEC
7. 521 -Exterior back door -Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
8. 521 -Kitchen -Properly wire electric range receptacle/branch circuit/overcurrent device to current NEC.
9. 521/523 -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
10. 521/523 -Basement -Perform a load calculation on electrical service to verify it is adequate to meet the electrical load. Additional loads added to service since originally installed are an electric range, electric dryer, and an air exchanger.
11. 521/523 -Basement -Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
12. 521/523 -Basement -Install "S" type fuse adapters and proper size "S" type fuses due to overfusing. Article 240.51 (B), NEC
13. 521/523 -Basement -Verify that fuse amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
14. 521/523 -Kitchen -Properly wire hood fan above range to current NEC. (cord wired)
15. 521/523 -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
16. 521/523 -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
17. 521/523 -Throughout -Verify ceiling fans properly wired and supported (could not access without a ladder).
18. 523 -Basement -Properly wire the receptacle on the wall by the laundry tub, from the junction box to the receptacle, to the current NEC.
19. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Karl Abrahamson

Phone: 651-266-9049

1. Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
2. Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.

3. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
4. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
5. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
6. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
7. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
8. Basement -Water Heater -(MMC 701) Provide adequate combustion air for the gas burning appliance.
9. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
10. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
11. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
12. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
13. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
14. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
15. Basement -Water Meter -(SPRWS Sec. 94.04 & 94.16(g)) The water meter must be removed from the pit.
16. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
17. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
18. First Floor -Sink -(MPC 701) Install the waste piping to code.
19. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
20. First Floor -Sink -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
21. Second Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
22. Second Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
23. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
24. Second Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
25. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.

26. 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: Pat McCullough

Phone: 651-266-9015

1. Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve
2. Install approved automatic gas valve for furnace/boiler
3. Clean and Orsat test furnace/boiler 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. Install approved metal chimney liner
5. Replace furnace/boiler flue venting to code
6. Connect furnace/boiler and water heater venting into chimney liner
7. Vent clothes dryer to code
8. Provide adequate combustion air and support duct to code
9. Clean all supply and return ducts for warm air heating system
10. Repair and/or replace heating registers as necessary
11. Mechanical 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. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
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.

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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
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