



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Code Compliance Report

May 07, 2013

Vone X Moua
1687 Htacinth Ave E
Saint Paul MN 55106-2305

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

Re: 895 Desoto St
File#: 03 264889 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on April 12, 2013.

Please be advised that this report is accurate and correct as of the date May 07, 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 May 07, 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

- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- Provide complete storms and screens, in good repair for all door and window openings.
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- 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.
- Air-seal and insulate attic/access door.
- 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.

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

- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Remove all paneling from basement exterior walls.
- Replace sink base cabinet floor.
- Install safety glass in window over 2nd floor bathtub.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Randy Klossner** **Phone: 651-266-8989**

- 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
- 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
- Properly wire exterior light at front door.
- Replace all painted-over receptacles.
- Install box extension on devices mounted in wood paneling where required by the NEC.
- Capp old service entrance conduit next to panel.
- Bond existing copper water pipes beyond the new PEX tubing.
- Based on repair list purchase permit for 6 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 - No gas shut off or gas piping incorrect (MFGC 402.1)
- Basement - Water Heater - T and P relief discharge piping incorrect (MPC 2210 Subp. 4)
- Basement - Water Piping - improper piping or usage (MPC 0520)
- 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)
- Basement - Gas Piping - replace improper piping or fittings (MFGC 411)
- 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 soil stack base clean out

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

- Basement - Soil and Waste Piping - replace corroded cast iron or steel waste piping (MPC 0200)
- Basement - Laundry Tub - faucet is missing, broken or parts missing (MPC 0200. P.)
- Basement - Laundry Tub - waste incorrect (MPC 2300)
- Basement - Laundry Tub - water piping incorrect (MPC 0200 P.)
- First Floor - Lavatory - waste incorrect (MPC 2300)
- First Floor - Sink - waste incorrect (MPC 2300)
- First Floor - Toilet Facilities - incorrectly vented (MPC 2500)
- First Floor - Tub and Shower - incorrectly vented (MPC 2500)
- First Floor - Tub and Shower - waste incorrect (MPC 2300)
- Second Floor - Toilet Facilities - fixture is broken or parts missing (MPC 0200 0.)
- Second Floor - Toilet Facilities - water piping incorrect (MPC 0200 P.)
- Second Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- All Floors - Plumbing - General - Caulk all fixtures to code (MPC 1220 Subp.2)
- Water Pipe in Basement - Plumbing - General - Plumbing was installed without permits and no inspections. Obtain proper permits and provide for proper tests and inspections (0320 Subp. 3)
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- 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.

HEATING **Inspector: Maureen Hanson** **Phone: 651-266-9043**

- Install approved level handle manual gas shutoff valves on all gas appliances and remove all unapproved valves.
- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe
- Install approved metal chimney liner-unable to verify
- Replace boiler vent connector with pipe the same size as it's draft hood, provide wye connection for water heater vent connector.
- Provide adequate clearance from flue vent pipe on boiler and water heater to combustible materials or provide approved shielding according to code
- Vent clothes dryer to code
- Provide adequate combustion air and support duct to code
- Provide support for gas lines to code
- Plug, cap and/or remove all disconnected gas lines
- Provide heat in every habitable room and bathrooms
- Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
- Support supply and return piping from heating system according to code

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HEATING **Inspector: Maureen Hanson** **Phone: 651-266-9043**

- Repair or replace radiator valves as needed
- Mechanical gas, hydronic, ventilation permits are required for the above work.
- Run bathroom exhaust to the outside with approved material according to code.
- Install sediment traps in gas piping for all gas appliances.
- Provide documentation from licensed contractor for removal or encapsulation of asbestos wrap on hydronic piping.

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.

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

JLS:ml
Attachments