



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Code Compliance Report

February 09, 2015

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

WENDY & RONALD FORSTER
8465 COUNTY ROAD 35
ANNANDALE MN 55302

Re: 353 Wheelock Pkwy W
File#: 13 251001 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on January 13, 2015.

Please be advised that this report is accurate and correct as of the date February 09, 2015. 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 February 09, 2015. 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) R3 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. Provide major clean-up of premises. SPLC 34.34 (4)
3. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
4. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
5. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
6. Replace all 12" hardboard siding (not installed per manufacture's

- recommendations) nailed improperly with the wrong nails and is failing and decaying around nails and at grade.(SPLC Sect. 34.09 -1-c)
7. Insure vapor barrier installed on wood foundation and fastened at grade, also insure grade slopes away from house.SPLC Sect. 34.09 -1-b)
 8. Clean out gutters ,downspouts and repair as needed. (SPLC Sect. 34.08 -2)
 9. Have fireplace inspected and submit report to DSI.(SPLC Sect. 34.16 -4)
 10. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
 11. 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
 12. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
 13. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
 14. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
 15. 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)
 16. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
 17. 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
 18. 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: Randy Klossner

Phone: 651-266-9032

1. Properly wire microwave/hood fan above range to current NEC.
2. Properly strap and support cables and/or conduits. Chapter 3, NEC
3. 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
4. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
5. 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
6. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
7. 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
8. Properly wire dishwasher/disposal to current NEC.
9. Properly bond neutral bar to service panelboard enclosure. Article 250, NEC

10. Properly wire multi-wire circuits in panelboard to ensure ungrounded conductors on opposite phases. Article 100, NEC
11. Kitchen wired without permits, wire to current NEC
12. Install dedicated 20A circuits in bathrooms per NEC.
13. Ensure/rewire all electrical associated with NM cables dated after 2005 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
14. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC
15. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
16. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
17. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
18. Basement -Remove wall coverings in basement for inspection of electrical wiring that was never inspected prior to covering.
19. Exterior/Outside -Insure all wiring to pond outside meets current NEC.
20. Garage -Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
21. Garage -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Most of the garage wired without permits, make all available for inspection.
22. Garage -Remove/rewire sub panel in garage to current NEC.
23. Garage -Separate neutral conductors and grounding conductors in sub-panel. Article 250, NEC
24. 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
25. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
26. Throughout -Repair damaged electrical to current NEC.
27. Throughout -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
28. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
29. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
30. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

1. MPC 4715.0340 subp2. Air test required on all gas piping. All damaged plumbing, fixtures and piping to be replaced or repaired.
MPC 4715.2850 (Air Test Of Defective Plumbing) All plumbing to hold final air test.
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.

Heating Inspector: Christi Dick

Phone: 651-266-9045

1. Install approved level handle manual gas shutoff valve on furnace and remove unapproved valve
2. Install approved automatic gas valve for furnace
3. Clean and Orsat test furnace 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. Provide thirty (30) inches of clearance in front of furnace for service
5. Move furnace out of closet/alcove or provide documentation from the equipment manufacturer indicating that it is an approved installation
6. Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
7. Install approved metal chimney liner
8. Replace furnace flue venting to code
9. Vent clothes dryer to code and provide approved gas piping and valve.
10. Provide adequate combustion air and support duct to code
11. Provide support for gas lines to code
12. Plug, cap and/or remove all disconnected gas lines
13. Install furnace air filter access cover
14. 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.
15. Repair and/or replace heating registers as necessary
16. Provide heat in every habitable room and bathrooms
17. Conduct witnessed pressure test on gas lines and check for leaks
18. Submit Documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings
19. Run condensate drain from A/C unit coil in basement to an approved location and secure as needed
20. Unable to gain entry to garage during inspection, however chimney vent is visible through the roof. If there is any nonconforming heating equipment in the garage, remove it and all connecting piping and venting and permanently

- seal and plug all openings or install equipment to code
21. Mechanical Gas-Ref-Warm air permits are required for the above work.
 22. Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.

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. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
4. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.

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: 353 Wheelock Pkwy W
February 09, 2015
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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