



CITY OF SAINT PAUL

Code Compliance Report

January 09, 2019

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

FANNIE MAE C/O THE JEFF CAMREON GROUP
92 BROOKDALE DR
BROOKLYN PARK MN 55444

Re: 1098 Bradley St
File#: 18 052921 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on December 27, 2018.

Please be advised that this report is accurate and correct as of the date January 09, 2019. 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 January 09, 2019. 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) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
2. 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
3. Provide major clean-up of premises. SPLC 34.34 (4)

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 general rehabilitation of garage. SPLC 34.32 (3)
7. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
8. repair or replace kitchen cabinets.
9. Repair or replace broken basement treads.
10. Replace rear door.
11. Remove add on in front of garage.
12. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
13. Replace all decayed siding and trim on garage , also replace service door.
14. Remove chimney boot from garage roof and repair hole.
15. Replace front steps , risers not uniform or to code.
16. 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)
17. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
18. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
19. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
20. 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)
21. 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)
22. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
23. 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. 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
2. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
3. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
4. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.

5. 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
6. Replace/repair damaged electric baseboard heater to current NEC.
7. Install Globe type fixtures on closet lights where required.
8. Properly install lighting and GFCI protected receptacles in all bathrooms.
9. Remove/rewire garage to current NEC standards.
10. Rewire garage feeder and install to current NEC.
11. Provide service load calculation if electric heat will be used.
12. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
13. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
14. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
15. 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
16. Properly strap and support cables and/or conduits. Chapter 3, NEC
17. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
18. 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
19. 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
20. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Paul Zellmer

Phone: 651-266-9048

1. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
2. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
3. Basement -Laundry Tub -(MPC .0100 P & Q & 419.2) Install the water piping to code.
4. Basement -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
5. Basement -Lavatory -(MPC 701) Install the waste piping to code.
6. Basement -Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
7. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
8. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
9. Basement -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to

code.

10. Basement -Toilet Facilities -(MPC 701) Install the waste piping to code.
11. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
12. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
13. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
14. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
15. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
16. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
17. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
18. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
19. Basement -Water Meter -(SPRWS Sec. 94.04 & 94.16(g)) The water meter must be removed from the pit.
20. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
21. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
22. Basement -Water Piping -(MPC 604) Replace all the improper fittings and fittings that have improper usage.
23. Basement -Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
24. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
25. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
26. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
27. First Floor -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
28. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
29. First Floor -Sink -(MPC 701) Install the waste piping to code.
30. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
31. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
32. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
33. First Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
34. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
35. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to

code.

36. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
37. Second Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
38. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
39. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
40. Second Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
41. Second Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
42. 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: Aaron Havlicek

Phone: 651-266-9043

1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
2. 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.
3. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
4. Provide support for gas lines to code.
5. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
6. 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.
7. 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.
8. Repair and/or replace heating registers as necessary.
9. Provide heat in every habitable room and bathrooms.
10. Mechanical permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
3. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
4. Interior of garage not available for inspection. Repair per applicable codes.

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