



CITY OF SAINT PAUL

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Code Compliance Report

August 14, 2017

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

EMERITUS INVESTMENTS LLC
1480 E BETHANY HOME ROAD SUITE 130
PHOENIX AZ 85014

Re: 855 Lexington Pkwy S
File#: 15 125675 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on July 18, 2017.

Please be advised that this report is accurate and correct as of the date August 14, 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 August 14, 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) R4 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. 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)
3. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8

4. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
5. 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
6. Provide major clean-up of premises. SPLC 34.34 (4)
7. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
8. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
9. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
10. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
11. Replace or sister cracked floor joist in basement ceiling at south of stair area.
12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
13. Replace decayed studs and missing bottom plate on north end of basement at wall between utility room and bar sink.
14. Remove rear porch ceiling and replace all decayed beams ,floor joist ,wall sheathing ,studs and plates.
15. Correct rear framing and jack up roof where sagged . Replace rear wall sheathing , insulation and siding with all required inspections.
16. Replace roof covering and roof boards as required.
17. Mud jack front steps and install flashing at bottom of door threshold .
18. Replace decayed trim and siding on storage shed.
19. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
20. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
21. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
22. 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)
23. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
24. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
25. 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)
26. 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. 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

2. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
3. 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
4. Basement -Properly bond neutral bar to service panelboard enclosure. Article 250, NEC. This will be for the new service.
5. Basement -Replace electrical service panel due to excessive corrosion. Article 110.12 (B), NEC
6. Basement -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. Due to corrosion, a new service will need to be installed to the most current NEC.
7. Basement -Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC. Label new panelboard.
8. Basement -Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B). New panelboard shall be installed.
9. Basement -Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC. When new circuits are installed and the new panelboard is installed, all wiring shall match proper circuit size.
10. Basement -Throughout -Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
11. Basement -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. There are several open junction boxes, and missing KO seals throughout.
12. Kitchen -Properly wire dishwasher/disposal to current NEC.
13. 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. Many of the receptacles, switches, lighting fixtures and misc. devices have removed. Rewire to most current NEC
14. 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. For the few receptacles that are remaining and/or if they have not been removed or rewired.
15. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.. Re-wire all open walls to the most current NEC
16. Throughout -Repair damaged electrical due to vandalism to current NEC.
17. Throughout -Ensure/rewire all electrical associated with NM cables dated after _2002_ to current NEC. An electrical permit was never purchased for that

wiring. SPLC 33.03 (d)

18. Throughout -Properly strap and support cables and/or conduits. Chapter 3, NEC. This home has had many of the walls opened up, new wiring shall be strapped per the most current NEC
19. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Troy McManus

Phone: 651-266-9053

1. Basement -Gas Piping -(MMC 103) Replace corroded gas piping/fittings.
2. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
4. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
5. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
6. Basement -Laundry Tub -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
7. Basement -Laundry Tub -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
8. Basement -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
9. Basement -Lavatory -(MPC 701) Install the waste piping to code.
10. Basement -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
11. Basement -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
12. Basement -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
13. Basement -Sink -(MPC 701) Install the waste piping to code.
14. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
15. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
16. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
17. Basement -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
18. Basement -Toilet Facilities -(MPC 701) Install the waste piping to code.
19. Basement -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
20. Basement -Toilet Facilities -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
21. Basement -Tub and Shower -(MPC .0100 E & 901) Install a proper fixture vent to code.
22. Basement -Tub and Shower -(MPC 701) Install the waste piping to code.
23. Basement -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.

24. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
25. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
26. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
27. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
28. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
29. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
30. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
31. Basement -Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
32. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
33. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
34. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
35. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
36. First Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
37. First Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
38. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
39. First Floor -Sink -(MPC 701) Install the waste piping to code.
40. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
41. First Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
42. First Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
43. First Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
44. First Floor -Toilet Facilities -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
45. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
46. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
47. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
48. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
49. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.

50. Second Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
51. Second Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
52. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
53. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
54. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
55. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
56. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
57. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
58. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
59. Second Floor -Tub and Shower -(MPC 402.11) Provide access.
60. 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 lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
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. 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.
5. Install approved metal chimney liner
6. Replace furnace/boiler flue venting to code
7. Vent clothes dryer to code
8. Provide adequate combustion air and support duct to code
9. Provide support for gas lines to code
10. Plug, cap and/or remove all disconnected gas lines
11. Clean all supply and return ducts for warm air heating system

12. Repair and/or replace heating registers as necessary
13. Provide heat in every habitable room and bathrooms
14. Run condensate drain from A/C unit coil in basement to an approved location and secure as needed
15. 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. 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.)

Re: 855 Lexington Pkwy S
August 14, 2017
Page 8

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