



CITY OF SAINT PAUL

Code Compliance Report

September 04, 2018

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

Jane L Barnstable Jones
874 Raymond Ave
St Paul MN 55114-1521

Re: 874 Raymond Ave
File#: 17 002590 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on July 25, 2018.

Please be advised that this report is accurate and correct as of the date September 04, 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 September 04, 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) RM2 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. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
3. 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)
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. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
 11. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
 12. 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
 13. Provide general rehabilitation of garage. SPLC 34.32 (3)
 14. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
 15. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
 16. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
 17. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
 18. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
 19. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
 20. 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)
 21. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
 22. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (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: Gary Koehnen

Phone: 651-266-9039

1. Properly wire electric water heater to current NEC.
2. 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
3. Properly wire whirlpool tub to Article 680, current NEC.
4. Install a receptacle for sump pump/furnace condensate pump. Article 400.8,

NEC

5. 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. Also update GEC to ground rod Article 250, NEC
6. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
7. Properly strap and support cables and/or conduits. Chapter 3, NEC
8. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
9. 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
10. 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
11. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Jim Kaufer

Phone: 651-266-9054

1. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
2. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
4. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
5. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
6. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
7. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
8. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
9. First Floor -Sink -(MPC 701) Install the waste piping to code.
10. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
11. Second Floor -Shower faucet for whirlpool tub not to Minnesota Plumbing Code.
12. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
13. Second Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.

14. 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: Christi Dick

Phone: 651-266-9045

1. 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
2. Vent clothes dryer to code
3. Provide support for gas lines to code
4. Clean all supply and return ducts for warm air heating system
5. Repair and/or replace heating registers as necessary
6. Run condensate drain from A/C unit coil in basement to an approved location and secure as needed
7. Provide a means of return air from every habitable room to the furnace,. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
8. Verify the A/C is operable, repair or remove if not.
9. Mechanical gas & Refrigeration 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. 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).

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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