



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

Code Compliance Report

June 01, 2012

Charles D Delisi
2060 Wilson Ave Unit 2
St Paul MN 55119-6405

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

Re: 702 3rd St E
File#: 02 203075 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on April 25, 2012.

Please be advised that this report is accurate and correct as of the date June 01, 2012. 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 June 01, 2012. 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:

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

- Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes).
- Maintain one hour fire separation between dwelling units and between units and common areas.
- 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.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- Repair walls, ceiling and floors throughout, as necessary.
- 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.
- Provide fire block construction as necessary and seal chases in basement ceiling.
- Air-seal and insulate attic/access door.
- Provide major clean-up of premises.

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

- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- 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.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Install tempered glass in window to east of north side front door.
- Support center wall floor joist above first floor - studs are not under floor joist and plates are cut through.
- Insure front stairway window has tempered glass in it.
- Replace all decayed or rotted siding, sills and trim - there are a lot of decayed rim boards, siding, trim and post.
- Roof covering looks to be in good shape but the upper flat roof needs replacement. Call for framing inspection after framing repairs and before covering.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Dave Blank** **Phone: 651-266-9032**

- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Protect NM cable at peninsula receptacle.
- Based on repair list purchase permit for 3 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 buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- 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 - Vent must be in chimney liner (IFGC 501.12) Also the water heater is missing. Install water heater to code.

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

- Basement - Water Piping - provide water piping to all fixtures and appliances (MPC 1700) also some water piping is missing. Install water piping to code.
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Basement - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1) Replace and test to code the missing gas piping.
- Basement - Laundry Tub - faucet is missing, broken or parts missing (MPC 0200. P.)
- Basement - Laundry Tub - water piping incorrect (MPC 0200 P.)
- First Floor - Sink - dishwasher waste and water are incorrect.
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)
- Second Floor - Lavatory - waste incorrect (MPC 2300)
- Second Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5) Also tub spout is incorrect.
- Second Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- Exterior - Rain Leader - Not properly plugged or capped off
- Obtain plumbing permits prior to commencement of work.

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

- 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
- Install approved metal chimney liner
- Replace furnace flue venting to code
- Connect furnace and water heater venting into chimney liner
- Provide adequate clearance from flue vent pipe on furnace 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 a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary
- Provide heat in every habitable room and bathrooms.
- A forced warm air heating system may only serve one dwelling unit - dwelling separation required.
- Mechanical gas and warm air permits are required for the above work.

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ZONING

1. This property is in a(n) RT1 zoning district.
2. This property was inspected as a Duplex.

This property was inspected as a Duplex which is not permitted in this zoning district; this property may be a non-conforming use and will require zoning approval before a sale can be approved, any permits may be issued or any work on the property is started.

Notes:

- See attachment for permit requirements and appeals procedure.
- This property is designed by the Vacant Buildings Department as a Category #3 which requires a \$5000.00 Performance Bond or Deposit at the time the permit is issued.
- This property is in a designated Heritage Preservation District and all exterior work is subject to HPC guidelines and review before permits are issued. See attached explanation of design review process.
- 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
Phone: 651-266-9046
Email: james.seeger@ci.stpaul.mn.us

JLS:ml
Attachments



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TEST RECORD FOR EXISTING OR NEW FUEL BURNING EQUIPMENT

(Use separate form for each appliance)

Address: _____ Date of Test: _____

Owner: _____

TYPE OF FUEL: Gas _____ Oil _____ Other _____

Make of Furnace/Boiler _____ Model # _____

Serial # _____ Max BTU Input: _____

Equipment venting type: Atmospheric _____ Induced Fan _____ Other _____

Total BTU input of all vented gas appliances into common chimney: _____

Type of Chimney: Masonry _____ Class B _____ Other _____

Type of Liner: None _____ Metal _____ Clay Tile _____ Combustion Air Supply Required? Yes _____ No _____

<u>Safety & Operating Control Tests:</u>	<u>Yes</u>	<u>No</u>	<u>Fuel Analysis/Flue Gas Analysis:</u>	<u>Yes</u>	<u>No</u>
Pilot/Flame Safeguard Operating Properly	_____	_____	Vents Properly Without Spillage	_____	_____
Limit(s) Operating Properly	_____	_____	Flame Stays Inside/Doesn't Roll Out	_____	_____
Operator(s) Operating Properly	_____	_____	Burner Lights Smoothly	_____	_____
Low Water Cut-Off Operating Properly	_____	_____	All Controls Operating Properly	_____	_____

	<u>Initial</u>	<u>Final</u>	<u>Visual Inspection</u>	<u>Yes</u>	<u>No</u>
Stack Temperature	_____ °F/Net	_____ °F/Net	Fuel Piping System - OK?	_____	_____
Oxygen	_____ %	_____ %	Vent Systems - Drafthood?	_____	_____
Carbon Dioxide	_____ %	_____ %	Connector, Vent Chimney - OK?	_____	_____
Carbon Monoxide	_____ %/ppm	_____ %/ppm	Heating Unit Safe?	_____	_____

Look At Total Heating System Before You Leave:
Does system operate safely and properly? Yes _____ No _____

COMMENTS: _____

Name of Licensed Contractor: _____ Phone # _____

Address: _____

Person Conducting Test: _____
(Print Name) (Signature)

City of Saint Paul Certificate of Competency card number for appropriate fuel: _____
Revised: 07/19/11

BULLETIN 80-1 (Property Maintenance Code)

Revised March 18, 2009



1. Minimum size for all new services for a single-family dwelling shall be 100 ampere, 240 volt.
2. No additions or extensions will be allowed on an existing 30 ampere service.
3. The following are the minimum requirements for a new, replacement or upgraded service installation:
 - a. **Electrical outlets (receptacles) required:** Every habitable room 120 square feet or less in area, of a dwelling or dwelling unit of a multiple dwelling shall contain at least two (2) separate and remote duplex outlets. An additional duplex outlet shall be required for each additional 80 square feet or fraction thereof. Most new outlets must be Arc-Fault Circuit Interrupter (AFCI) protected (see Section 210.12 of the 2008 National Electrical Code).
 - b. **In kitchens,** three (3) separate and remote duplex outlets (receptacles) shall be required. At least one of the required duplex outlets shall be supplied by a separate twenty (20) ampere circuit. Any new receptacle installed for the counter top shall be of the ground-fault circuit interrupter (GFCI) type.
 - c. **Every public hall, water closet compartment, bathroom, laundry room and furnace room** shall contain at least one electric light fixture.
 - d. **Bathrooms** In addition to the light fixture, every bathroom must have at least one (1) duplex outlet (receptacle). The required duplex outlet in each bathroom must be of the ground-fault circuit interrupter (GFCI) type. Any existing outlets in any bathroom must be converted to a GFCI-protected outlet or removed. The required GFCI outlet in the bathroom must be immediately adjacent to the sink. If a bathroom is added or gutted as part of an update, a 20 ampere circuit will be required per NEC 210.11(C)(3).
 - e. **Laundry Room** In any dwelling occupancy, a laundry room or area must have one duplex outlet (receptacle) installed for the laundry. This required duplex outlet in each laundry room must be on a separate twenty (20) ampere circuit. This outlet (receptacle) must be GFCI and/or AFCI protected if required by the electrical code
 - f. **Every common hall and inside stairway** in every residential structure or dwelling unit shall be adequately lit with an illumination of at least five (5) lumens per square foot in the darkest portion of the normally traveled stairs and passageways.
 - g. **All exterior exits and entryways** are required to be illuminated a minimum of one (1) footcandle at grade level for security.
 - h. **Exterior lighting** at garages and surface parking areas of multi-unit (three (3) or more units) buildings is required to be adequate so as to not endanger health or safety. An average of one (1) footcandle at the pavement is required. Exterior lighting must be in conformance with other City Codes and Ordinances.
 - i. **Basement:** One lighting outlet is required for each 200 square feet of floor space. At least one of the required basement lighting outlets shall be switched from the head of the stairs. Any new outlet (receptacle) installed in an unfinished basement must be a GFCI-type per NEC 210-8(a)(5).
 - j. **Smoke Detectors:** All single-family dwellings shall have a hard-wired (120 volt electrical, not battery) **battery-backup** smoke detector installed near (not in) the bedrooms. If there are legal bedrooms on more than one level, the detector shall be installed on the level that has the greater number of bedrooms. If there are an equal number of bedrooms on more than one level, the detector shall be installed on the upper level near the bedrooms. **2.** If the project includes building construction that requires a Building Permit, additional hard-wired interconnected and/or battery-type smoke detectors are required per the Building Code. Contact the Building Inspectors at (651) 266-9002 (7:30-9:00am M-F) to determine what additional detectors are needed.
 - k. **All metallic light fixtures (luminaires),** if within five(5) feet horizontally or eight(8) feet vertically of grounded surfaces (metallic piping, concrete floor, etc.) must be grounded. Some examples would be bathroom lights, the light over the kitchen sink and similar.
 - l. **Residential closet lights:** All closet lights must either be a florescent fixture (luminaire) or an enclosed incandescent fixture of the types required by the present Electrical Code. Fixtures must not be directly over the storage area in a closet: they must either be moved or eliminated and blanked off.
 - m. **Service conduits run in outside walls:** If a 100-ampere service is changed from fuses to circuit breakers, the meter is already outside, and the existing conduit is run in the outside wall, the conduit may be re-used. Before re-using this conduit, check with XCEL Energy to determine whether a bypass meter will be required. If the service is an upgrade (increase in amperage), conduit in the wall **may not** be re-used.
 - n. **All hazardous, improper and/or illegal wiring** shall be removed or rewired to the present Electrical Code. This will also include other buildings on the property such as garages, sheds, etc.



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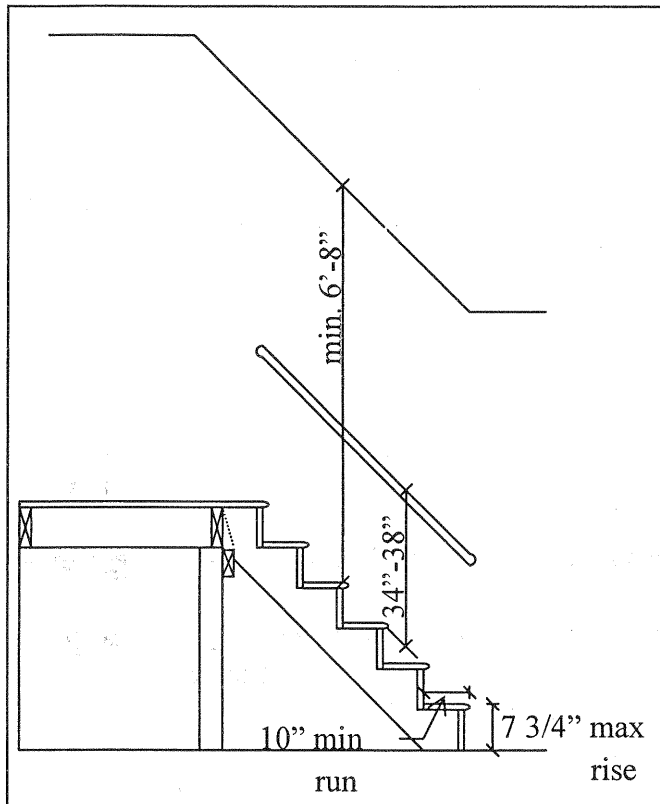
Telephone: 651-266-9007
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

Stairways and Handrails for Residential Structures

R311.5 Stairways

Width: Stairways shall not be less than 36" in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4-1/2" on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31-1/2" where a handrail is installed on one side and 27" where handrails are provided on both sides.

Treads and Risers: The max riser height is 7 3/4" and the min tread depth shall be 10". The riser height shall be measured vertically between leading edges of the adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The walking surface of treads and landings of a stairway shall be sloped no steeper than 1:48(2%). The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8". The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8".



Headroom: The min headroom in all parts of the stairway shall not be less than 6'-8" measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

Landings (R311.5.4): There shall be a floor or landing at the top and bottom of each stairway, except at the top of an interior flight of stairs provided a door does not swing over the stairs. The width of each landing shall not be less than the stairway served. Every landing shall have a minimum dimension of 36" measured in the direction of travel.

Guards (R312): Porches, balconies or raised floor surfaces located more than 30" above the floor or grade below shall have guards not less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 34" in height measured vertically from the nosing of the treads. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4" in diameter.

Exception: The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6" cannot pass through.

(See Reverse for Handrails)

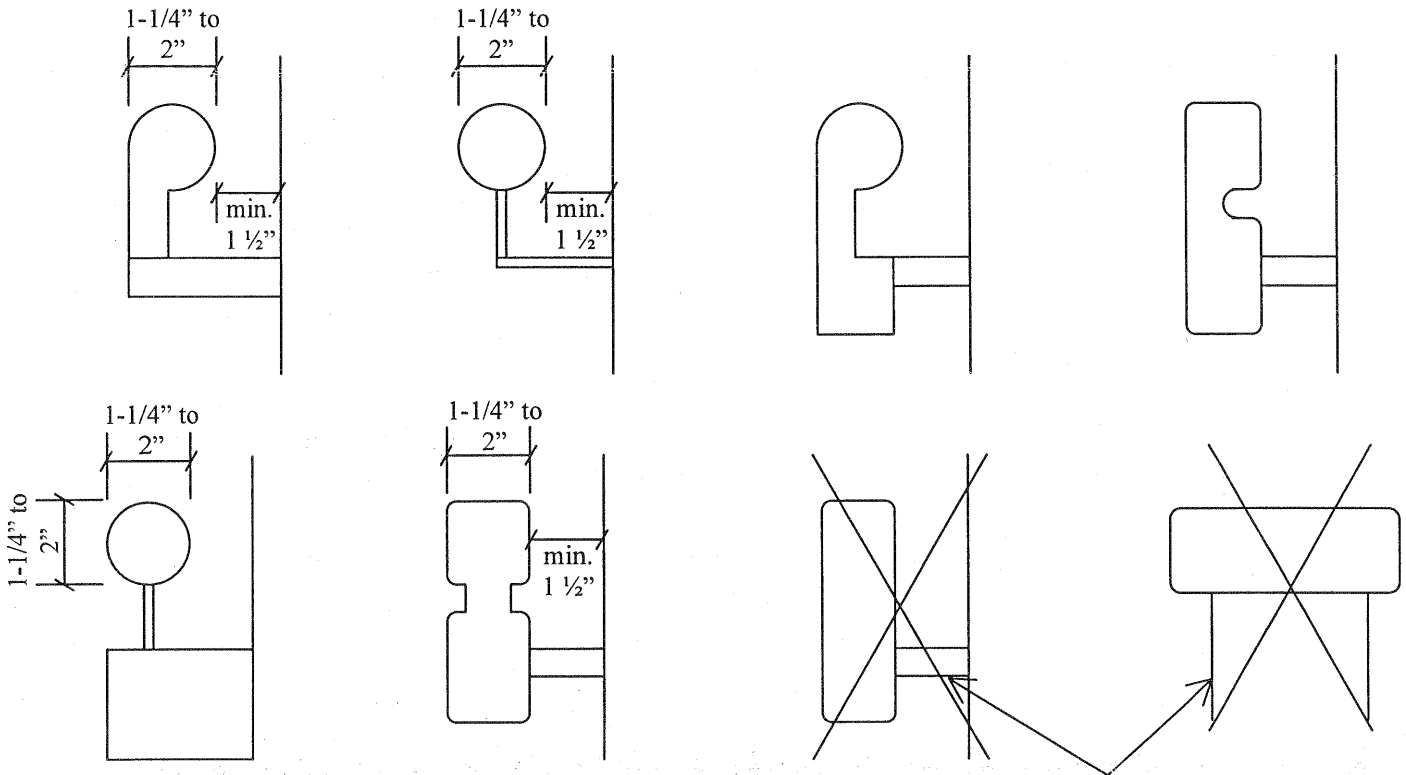
Section R311.5.6 Handrails

Handrails: Handrails having minimum and maximum heights of 34" and 38", respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways. All required handrails shall be continuous the full length of the stairs with 4 or more risers from a point directly above the top riser of a flight to a point directly above the lowest riser of the flight. Ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1-1/2" between the wall and the handrail.

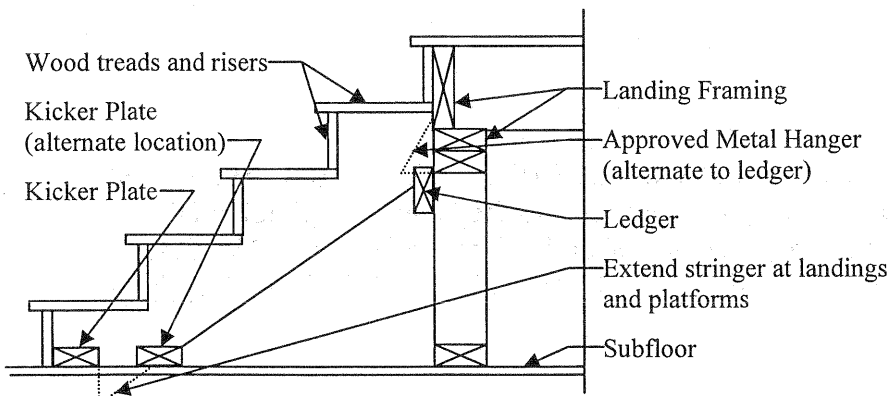
Exceptions:

1. Handrails shall be permitted to be interrupted by a newel post at a turn.
2. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.

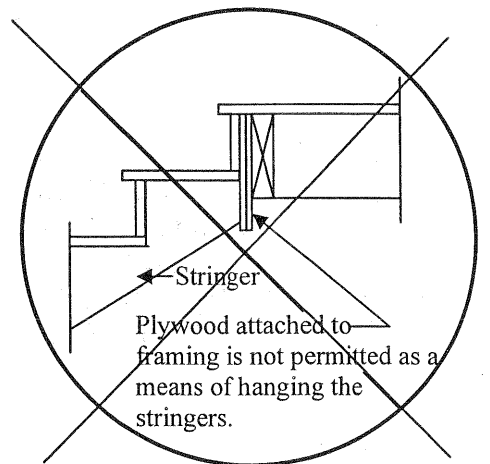
Handrail Grip Size: The handgrip portion of handrails shall have a circular cross section of 1-1/4" minimum to 2" maximum. Other handrail shapes that provide an equivalent grasping surface are permissible. Edges shall have a minimum radius of 1/8".



(Sample Handrails) NOT ACCEPTABLE



Stair Framing Detail





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1. A home owner permit may be issued to an owner/occupant of a single family dwelling.
2. Building and general construction permits are required for any structural work or when repairs exceed the present market value of \$500.00 material and labor.
3. All plumbing, electrical and mechanical work requires a permit unless otherwise noted.
4. All work must be done by permit holder (responsible party).
5. An inspection by plumbing and/or electrical inspectors must be performed on all piping or wiring before it is concealed by walls, ceilings, floors, dirt or concrete.
6. Plumbing installations may require air test which must be performed by a licensed plumber.
7. Final air test for plumbing, and approval after fixtures have been installed, must be received by this department before fixtures are used.
8. All extra inspections, because of incorrect installation, will cost \$70.00 per inspection.
9. It is the permit holder's responsibility to notify the inspector between 7:30 a.m. and 9:00 a.m. when they are ready for an inspection.
10. On vacant buildings, plumbing permits can only be issued to and work performed by a licensed, Saint Paul Plumbing Contractor. Work cannot be done by future homeowner/occupant.
11. On vacant buildings, electrical permits will be issued to future homeowner/occupant only on the unit they are going to occupy.
12. For inquires about orders or requests for alternative methods of compliance, call Jim Seeger at 651-266-9046, between 7:30 a.m. and 9:00 a.m. If you consider these code requirements to be unreasonable, you may appeal to the Legislative Hearing Officer. An application for an appeal may be obtained at the City Clerks Office, 15 West Kellogg Blvd., Room 310 City Hall 651-266-8688, within ten (10) days of the date of the original orders.

NOTICE

LEAD BASED PAINT HAZARD

If your property was built before 1978, it may contain LEAD PAINT HAZARDS. It is important to take precautions when removing lead paint. (Removing lead paint creates hazardous dust which may cause lead poisoning, a particular danger to children). You can test your paint for lead either at the Saint Paul Public Health Department or at a number of private labs. For information on proper paint removal call the Ramsey County Health Department at 651-266-1138.

NOTICE

SAINT PAUL LEGISLATIVE CODE, CHAPTER 35, requires that the Name, Address, City, State and Zip Code of the owner or an agent responsible for this property be posted in a conspicuous place at or near the front entrance of the building. This Notice should be readable from the outside of the building.

A TELEPHONE NUMBER for 24-hour service shall be available to the tenants of this building.

This is for rental housing only. Owner-occupied property is exempt from these requirements.