



Code Compliance Report

August 05, 2019

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

Nneka S Morgan
1431 Sherburne Ave
St Paul MN 55104-2414

Re: 1282 Hague Ave
File#: 18 115981 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on June 14, 2019.

Please be advised that this report is accurate and correct as of the date August 05, 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 August 05, 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. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
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. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
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 ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
7. Remove west side deck roof or get zoning approval.
8. Repair foundation at front porch.
9. Repair or remove storage shed.
10. Replace weather barrier that's been open to UV rays.
11. Install headers over over spanned window and door openings.
12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
13. Finish siding , fascia , soffits and exterior trim with required inspections.
14. 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
15. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
16. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
17. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
18. 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)
19. 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)
20. Where wall and ceiling covering is removed install full thickness or code- specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
21. 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. Ensure/rewire all electrical associated with NM cables dated after _____ to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
2. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
3. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
4. 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
5. Replace electrical service panel due to excessive corrosion. Article 110.12 (B), NEC. Including mast and meter.
6. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC.

Service entrance and mast.

7. Repair damaged electrical due to vandalism to current NEC.
8. Properly wire furnace to current NEC.
9. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
10. 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
11. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
12. 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
13. Properly strap and support cables and/or conduits. Chapter 3, NEC
14. 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
15. 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
16. 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
17. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Karl Abrahamson

Phone: 651- 266- 9049

1. MNPC 4714.0101 Plumbing system has been removed. Install all waste, vent, water, and gas piping systems per Minnesota Plumbing Code Chapter 4716 and per the Minnesota Mechanical and Fuel Gas code.
(MPC 712.0 Testing.): Provide 5 Pound air test and final manometer test on all sanitary waste and venting plumbing systems.
Gas Piping: (MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
2. Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3. Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
4. Gas Piping - (MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
5. Gas Piping - (MMC 103) Remove all disconnected gas lines and unapproved valves.
6. Plumbing - General - (MN Rules Chapter 1300.0120) Obtain permits and

- provide tests/inspections for any plumbing performed without permits.
7. Plumbing - General - (MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
 8. Water Heater - (MPC 504.4, & 504.5, & 504.6) A pressure and temperature relief valve is required.
 9. Water Heater - (MMC 701) Provide adequate combustion air for the gas burning appliance.
 10. Water Heater - (MPC 507.5) Correct the pressure and temperature relief valve discharge.
 11. Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
 12. Water Heater - (MFGC 503) Install the water heater gas venting to code.
 13. Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
 14. Water Heater - (MPC 501) Install the water piping for the water heater to code.
 15. Water Heater - (MPC .0100 V) Install an approved automatic gas control valve.
 16. Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
 17. Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
 18. Water Meter - (MPC 606.2) The service valves must be functional and installed to code.
 19. Water Meter - (MPC 609.11) Support the water meter to code.
 20. 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 automatic gas valve for furnace/boiler
2. 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
3. Install approved metal chimney liner
4. Replace furnace/boiler flue venting to code
5. Connect furnace/boiler and water heater venting into chimney liner
6. Vent clothes dryer to code
7. Provide adequate combustion air and support duct to code
8. Provide support for gas lines to code
9. Plug, cap and/or remove all disconnected gas lines
10. Install furnace air filter access cover

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. Support supply and return piping from heating system according to code
15. Conduct witnessed pressure test on hot water heating system and check for leaks
16. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor
17. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
18. Repair or replace fin tube radiation and covers as needed
19. Repair or replace radiator valves as needed
20. Submit Documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings
21. Run condensate drain from A/C unit coil in basement to an approved location and secure as needed
22. Mechanical permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Provide plans and specifications for any portion of the building that is to be rebuilt.
3. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
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: 1282 Hague Ave
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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