



CITY OF SAINT PAUL

Code Compliance Report

February 04, 2019

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

John M Hanson
285 Century Ave N Unit 119
St Paul MN 55119-4101

Re: 2059 Idaho Ave E
File#: 16 006704 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on December 26, 2018.

Please be advised that this report is accurate and correct as of the date February 04, 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 February 04, 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) R2 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. Provide major clean-up of premises. SPLC 34.34 (4)

4. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
5. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
6. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
7. Provide general rehabilitation of garage. SPLC 34.32 (3)
8. Remove all wall covering in basement and framing with organic growth. Clean and sanitize when done.
9. Replace kitchen counter tops.
10. Remove all wall and floor covering in bathroom , also replace subfloor in bathroom , hall and bedroom where damaged.
11. Clean and repair ceilings floors and walls .
12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
13. Replace garage siding and trim where damaged, also replace overhead door.
14. Provide clearance from siding to grade on garage.
15. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
16. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
17. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
18. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
19. 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)
20. 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)
21. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
22. 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 dryer receptacle/branch circuit/overcurrent device to current NEC.
2. 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
3. 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
4. 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

5. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Including garage.
6. Replace electrical service panel due to excessive corrosion. Article 110.12 (B), NEC. Including all subpanels in basement.
7. Properly wire furnace to current NEC.
8. Properly wire electric range receptacle/branch circuit/overcurrent device to current NEC.
9. Illegally upgraded service panel. Wire and ground to current NEC.
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. Install "S" type fuse adapters and proper size "S" type fuses due to overfusing. Article 240.51 (B), NEC
13. 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
14. Properly strap and support cables and/or conduits. Chapter 3, NEC
15. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
16. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Steve Fernlund

Phone: 651-266-9052

1. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
2. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
3. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
4. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
5. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
6. Basement -Water Heater -(MPC 504.4, & 504.5, & 504.6) A pressure and temperature relief valve is required.
7. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
8. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
9. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
10. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
11. Basement -Water Heater -(MPC 501)Install the water piping for the water

heater to code.

12. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
13. Basement -Water Meter -(MPC 0.200 O) Repair the corroded or incorrect water meter piping. Galvanized piping before the water meter.
14. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
15. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
16. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
17. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
18. First Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
19. First Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
20. First Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
21. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
22. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
23. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
24. First Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
25. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
26. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
27. First Floor -Tub and Shower -(MPC 409.2) Provide an approved waste stopper
28. 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. 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 and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
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, non-conforming gas lines and unapproved valves.
10. Provide heat in every habitable room and bathrooms.
11. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank.
12. Support supply and return piping from heating system according to code.
13. Conduct witnessed pressure test on hot water heating system and check for leaks.
14. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
15. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
16. Repair or replace fin tube radiation and covers as needed.
17. Install isolation valves on boiler supply and return.
18. 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.
5. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

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