



CITY OF SAINT PAUL
Randy C. Kelly, Mayor

COMMERCE BUILDING
8 Fourth St. E, Suite 200
Saint Paul, Minnesota 55101-1024

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October 17, 2005

MAHMOOD HASSAN
POST OFFICE BOX 28675
OAKDALE MN 55128

Re : 686 Bradley Street
File # : 05 116108 VB2

Dear Property Owner:

Pursuant to your request the above-referenced property was inspected and the following report is submitted:

BUILDING

1. Install landing at south side entry.
2. Install weather proof enclosure for rear entry.
3. Provide a one-hour fire rated area for second floor unit to have access to second floor electrical service panel.
4. Repair foundation. Obtain a structural engineers report and make repairs as needed.
5. Replace first floor kitchen cabinets.
6. Install tempered glass in window over second floor bathtub.
7. Install twenty-minute, fire-rated doors, with a self-closing device, from common areas to individual units.
8. Install hand and guardrails, complete to Code on rear stairway area.
9. Install tempered glass in rear stairway window.
10. Install tempered glass in window at top of third floor stairs.
11. Third floor front room has no egress window, therefore, it cannot be used as a bedroom.
12. Rebuild front porch foundation floor, walls and ceiling to Code.
13. Replace roof over third floor, south side bay.
14. Rebuild second floor front porch to Code.
15. Install plinth blocks under posts in basement.
16. Repair walls and ceilings throughout, as necessary.
17. Tuck Point interior/exterior foundation.
18. Repair soffit, fascia trim, etc. as necessary.
19. Provide hand and guardrails on all stairways and steps as per attachment.
20. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
21. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
22. Provide storms and screens complete and in good repair for all door and window openings.

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23. Fire block construction as necessary.
24. Where wall and ceiling covering is removed, attic, replace doors and windows, (insulation, glass, weather stripping, etc.) shall meet new energy code standards.
25. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
26. Any framing members that 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 headered, etc.) are to be reconstructed as per code.
27. Habitable rooms with new usage, replaced windows shall have glass area equal to 8% of floor area, or a minimum of 8 sq. ft., one-half of which shall operate and all bedroom windows shall meet emergency egress requirements (20" wide minimum, 24" high minimum but not less than 5.7 sq. ft. overall).
28. Provide general clean-up of premise.
29. Provide smoke detectors as per the Minnesota State Building Code.

ELECTRICAL

1. Fill out service panel directory.
2. Ground service with 2-#6 copper ground wire to water meter.
3. Reins tall panel filler in panel covers.
4. Provide three feet clearance in front of service panels.
5. Disconnect non-GFCI outlets in first and second floor bathrooms.
6. Ground bathroom lights if they are going to be metal.
7. Install box at open splice on third floor.
8. Replace missing surface raceway fitting on third floor.
9. Ground surface raceway at third floor.
10. Insure proper fuses or breakers for all conductors.
11. Repair or replace all broken, missing or loose fixtures, devices, covers and plates.
12. Check all 3-wire outlets for proper polarity and ground.
13. Throughout building, install outlets and fixtures as per Bulletin 80-1.
14. Install smoke detectors as per Bulletin 80-1 and UBC.
15. Electrical work requires a Permit and inspections.

PLUMBING

1. Cap unused water line going to next door house.
2. Correct range gas shutoff, connector or piping.

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3. Remove unused gas pipes or cap.
4. Soil and waste piping has no front sewer cleanout; no soil stack base cleanout.
5. Provide proper pipe supports, connections, transitions, fitting and pipe usage for soil and waste piping.
6. Provide waste and vent to first floor fixtures.
7. Provide drain to include waste pipes from furnaces.
8. Correct waste and vent at laundry tub to Code.
9. Provide a faucet for the laundry tub.
10. Cap unused water closet opening.
11. Vent first floor lavatory and correct waste to Code.
12. Provide an anti-scald shower head and an anti-siphon tub filler for for first and second floor bathtubs.
13. Provide fixture for second floor lavatory.
14. Provide approved spacing to all fixtures.
15. Correct waste at second floor kitchen sink.

HEATING

1. A new furnaces was installed recently for each unit.
2. Remove abandoned space heater from first and second floors.

ZONING

1. This property was inspected as being a legal non-conforming duplex.

NOTES

1. See attachment for permit requirements.
2. **VACANT BUILDING REGISTRATION FEES MUST BE PAID AT NEIGHBORHOOD HOUSING AND PROPERTY IMPROVEMENT (NHPI) FOR PERMITS TO BE ISSUED ON THIS PROPERTY.** For further information call, NHPI at 651-266-1900, located at 1600 White Bear Avenue.
3. **Provide plans and specifications for any portion of the building that is to be rebuilt.**

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4. Most of the roof covering could not be properly inspected from grade. Recommend this be done before rehabilitation is attempted (flossing and shingles missing).
5. There was considerable storage/clutter within property at the time of the inspection. All to meet appropriate Codes when complete.
6. All items noted as recommended do not have to be completed for code compliance but should be completed at a later date. Possible purchasers of property shall be made aware of these items.

Sincerely,

James L. Seeger
Code Compliance Officer

JLS:sla

Attachments