



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Code Compliance Report

January 21, 2015

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

Us Bank Nat Association
800 Moreland St
Owensboro KY 42301-2046

Re: 699 Hawthorne Ave E
File#: 11 244456 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on January 12, 2015.

Please be advised that this report is accurate and correct as of the date January 21, 2015. 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 January 21, 2015. 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:

ZONING

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

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
2. 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)
3. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
4. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)

5. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
6. 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
7. Provide major clean-up of premises. SPLC 34.34 (4)
8. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
9. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
10. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
11. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
12. 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). MNRC Ch 1309 Sect. 317
13. Provide general rehabilitation of garage. SPLC 34.32 (3)
14. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
15. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
16. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
17. Replace front sidewalk and steps to street.
18. Remove foam from foundation cracks and tuckpoint .
19. Replace rusted gutters and downspouts.
20. Replace tub surround in 1st. floor bathroom.
21. Replace decayed soffit boards on west side porch.
22. Repair stucco finish where missing.
23. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
24. House not locked at time of inspection.
25. 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
26. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
27. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
28. 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)
29. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
30. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
31. 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: Randy Klossner

Phone: 651-266-9032

1. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. Properly bond neutral bar and service entrance conduit to service panelboard enclosure. Article 250, NEC
3. 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
4. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
5. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
6. 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
7. 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
8. 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
9. 699 -Kitchen -Remove/rewire undercabinet light in kitchen of 699 to current NEC.
10. Attic -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
11. Basement -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
12. Basement -Properly strap and support cables and/or conduits. Chapter 3, NEC
13. Bedrooms -Closets -Install globe type fixtures on all closet lights per NEC 410.
14. Exterior/Outside -Garage -Rewire damaged garage feeder conductors to current NEC 240.
15. Garage -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
16. Throughout -Repair damaged electrical due to vandalism to current NEC.
17. Throughout -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
18. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
19. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.

20. 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. Plumbing - General -(MPC 0320 Subp.3) Plumbing installed without permits/inspections. Obtain proper permits and provide tests and inspections.
2. Basement -Gas Piping -(MMC 103) Replace corroded gas piping/fittings.
3. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
4. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
5. Basement -Gas Piping -(MFGC 406.1) Conduct a witnessed pressure test on gas piping system.
6. Basement -Laundry Tub -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
7. Basement -Laundry Tub -(MPC 2300) Install the waste piping to code.
8. Basement -Laundry Tub -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
9. Basement -Soil and Waste Piping -(MPC 1000) Install a front sewer clean out.
10. Basement -Soil and Waste Piping -(MPC 0200) Replace all corroded cast iron, steel waste or vent piping.
11. Basement -Water Heater -(MPC 2210 Subp.3) A pressure and temperature relief valve is required.
12. Basement -Water Heater -(MPC 2210 Subp.4) Correct the pressure and temperature relief valve discharge.
13. Basement -Water Heater -(MFGC 402.1) Install the gas shut off and the gas piping to code.
14. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
15. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
16. Basement -Water Heater -(MPC 1730 Subp.1) Install the water piping for the water heater to code.
17. Basement -Water Meter -(MPC 1800, Subp.3, 4) The service valves must be functional and installed to code.
18. Basement -Water Meter -(MPC 2280) Raise the water meter to a minimum or 12 inches above the floor.
19. Basement -Water Meter -(MPC 2280) Support the water meter to code.
20. Basement -Water Meter -(MPC MPC1700-SPRWS, Sec.88.10) The water meter must be installed and in service.
21. Basement -Water Piping -(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
22. Basement -Water Piping -(MPC 1700) Provide water piping to all fixtures and appliances.
23. Basement -Water Piping -(SPRWS Water Code) Provide a one (1) inch water line to the first major take off.

24. First Floor -Lavatory -(MPC 2300) Install the waste piping to code.
25. First Floor -Lavatory -(MPC 0200 P) Install the water piping to code.
26. First Floor -Sink -(MPC 2300) Install the waste piping to code.
27. First Floor -Sink -(MPC 0200 P) Install the water piping to code.
28. First Floor -Sink -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
29. First Floor -Tub and Shower -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
30. First Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
31. Second Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
32. Second Floor -Lavatory -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
33. Second Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
34. Second Floor -Sink -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
35. Second Floor -Sink -(MPC 2300) Install the waste piping to code.
36. Second Floor -Sink -(MPC 0200 P) Install the water piping to code.
37. Second Floor -Sink -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
38. Second Floor -Tub and Shower -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
39. Second Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
40. Second Floor -Tub and Shower -(MPC 1240) Replace the waste and overflow.
41. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

Heating Inspector: Maureen Hanson

Phone: 651-266-9043

1. Clean and Orsat test both furnace burners. Check all controls for proper operation. Check furnace heat exchangers for leak; provide documentation from a licensed contractor that the heating units are safe
2. Install approved metal chimney liner for basement furnace and water heaters
3. Replace furnace flue venting to code (both furnaces)
4. Connect furnace and water heaters venting into chimney liner in basement
5. Provide adequate clearance from flue vent pipe on furnace to combustible materials or provide approved shielding according to code
6. Vent clothes dryer to code and provide approved gas piping and valve.

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. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. A mechanical ventilation permit will be required for the bath fan.
11. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
12. Repair and/or replace heating registers as necessary
13. Provide heat in every habitable room and bathrooms
14. Conduct witnessed pressure test on all gas piping
15. Remove all remaining radiators and piping from premises
16. Run A/C condensate drain three-quarter inch nominal size to an approved location and secure as needed. Provide both primary and secondary full size means of drainage to attic furnace
17. Separate heating system is required for each dwelling unit. Furnace in basement can not be used for heating both 1st and 2nd floor units of duplex
18. Mechanical gas, warm air and refrigeration permits are required for the furnaces and air condition units installed, Complete installation of heating/cooling systems to code
19. All joints, seams and gores in duct work in the attic or crawl space shall be completely sealed. The duct shall be insulated with an R8 insulation jacket.

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.
4. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
5. Interior of garage not available for inspection. Repair per applicable codes.

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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
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