



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
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Code Compliance Report

March 30, 2010

Guadalupe Alternative Programs
381 E Robie St
Saint Paul MN 55107-2415

Re: 472 Concord St
File#: 09 013308 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 24, 2010.

Please be advised that this report is accurate and correct as of the date March 30, 2010. 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 March 30, 2010. 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**

- Insure basement cellar floor is even, cleanable and all holes are filled
- Install plinth blocks under posts in basement
- Tuck Point interior/exterior of foundation as necessary
- Dry out basement and eliminate source of moisture
- Remove mold, mildew and moldy or water damaged materials
- Permanently secure top and bottom of support posts in an approved manner
- Install handrails and guardrails at all stairways, including basement stairways, and return handrail ends to the wall or newel post per attachment.
- Strap or support top of stair stringers
- Install tempered or safety glass in window over stairway to code
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary
- Provide complete storms and screens, in good repair for all door and window openings
- Provide thumb type deadbolts for all entry doors. Remove any surface bolts
- Repair or replace damaged doors and frames as necessary, including storm doors

BUILDING

Inspector: Jim Seeger

Phone: 651-266-9046

- Weather seal exterior doors
- Install floor covering in bathroom and kitchen that is impervious to water
- Repair walls, ceiling and floors throughout, as necessary
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St Paul Legislative Code, Chap. 34 for additional information).
- Any framing members that do not meet code (where wall and ceiling covering is removed, members that are over-spanned, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner
- Install attic insulation according to applicable code
- Air-seal and insulate attic access door in an approved manner
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.
- Habitable rooms with new usage and 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 escape requirements (20 inch minimum opening width, 24 inch minimum opening height, and minimum net glazed area of 5.7 sq. ft.)
- Provide general clean-up of premise
- Repair siding, soffit, fascia, trim, etc. as necessary
- Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation of dwelling.
- 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.
- Provide durable, dustless parking surface as specified in the zoning code.
- Provide ground cover capable of controlling sediment and erosion.
- Close in open stair risers to maintain an opening no greater than 4 inches
- Replace all rotted rim joist with inspection before covering up.
- Replace roofing, soffits and fascia with proper permits and inspections.
- Properly control erosion of on site materials. (within 24 hours of this report).
- Install support beams to meet code in basement.
- Install weather barrier on wall sheathing before siding installation and call for inspections.
- A building permit is required to correct the above deficiencies.

ELECTRICAL

Inspector: Pat Weldon

Phone: 651-266-9033

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC

ELECTRICAL **Inspector: Pat Weldon** **Phone: 651-266-9033**

- 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
- Install S type fuse adapters and proper size S listed circuit breakers
- Verify that fuse/circuit breaker amperage matches wire size
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Install/replace GFCI receptacle in basement/first/second bathroom adjacent to the sink
- Ground bathroom light in basement/first bathroom/second bathroom and disconnect receptacle on fixture
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- 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
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement
- Replace all painted-over receptacles.
- Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
- Install service disconnect for service entrance and verify service.
- Bond all metal water piping per code.
- Add one additional receptacle for dining room and living room.
- Wire open walls per 2008 NEC
- Relocate service attachment to raise O.H. service.
- 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 2008 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: Denny Watters** **Phone: 651-266-9051**

- Basement - Water Heater - Vent must be in chimney liner
- Basement - Water Heater - Water piping incorrect
- Basement - Water Heater - gas shut off or gas piping incorrect

PLUMBING **Inspector: Denny Watters** **Phone: 651-266-9051**

- Basement - Water Heater - gas venting incorrect
- Basement - Water Heater - not fired or in service
- Basement - Water Piping - add appropriate hangers
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping
- Basement - Gas Piping - add appropriate hangers
- Basement - Gas Piping - dryer gas shutoff; connector or piping incorrect also run dryer vent to code
- Basement - Soil and Waste Piping - add appropriate hangers
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage
- Basement - Soil and Waste Piping - no front sewer clean out
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping
- Basement - Laundry Tub - unvented
- Basement - Laundry Tub - waste incorrect
- Basement - Laundry Tub - water piping incorrect
- First Floor - Lavatory - unvented
- First Floor - Lavatory - waste incorrect
- First Floor - Sink - unvented
- First Floor - Sink - waste incorrect
- First Floor - Toilet Facilities - unvented
- First Floor - Toilet Facilities - waste incorrect
- First Floor - Tub and Shower - faucet is missing, broken or parts missing
- First Floor - Tub and Shower - unvented
- First Floor - Tub and Shower - waste incorrect
- Exterior - Lawn Hydrants - Requires backflow assembly or device
- Obtain plumbing permits prior to commencement of work.

HEATING **Inspector: Gary Stevens** **Phone: 651-266-9045**

- Install approved lever handle manual gas shutoff valve on furnace and remove unapproved valve.
- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
- 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.
- Remove unapproved cast iron fittings from gas piping.
- Clean all supply and return ducts for warm air heating system.
- Repair and/or replace heating registers as necessary.
- Gas and warm air mechanical permits are required for the above work.

Re: 472 Concord St
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ZONING

1. This property is in a (n) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

Notes:

- See attachment for permit requirements and appeals procedure.
- Provide plans and specifications for any portion of the building that is to be rebuilt.

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 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 651-266-8989 or leave a voice mail message.

Sincerely,

James L. Seeger
Code Compliance Officer
JLS:ml
Attachments