



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220
St Paul, Minnesota 55101-1806

Telephone: 651-266-9090
Facsimile: 651-266-9099
Web: www.stpaul.gov/dsi

January 12, 2009

BANKERS ASSET C/O
RE-MAX RESULTS - CLAUDE WORRELL
1118 CEDAR LAKE ROAD
MINNEAPOLIS MN 55405

Re: 620 Maryland Ave E
File#: 08 046771 VB2

Dear Property Owner:

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

BUILDING

1. Fix wall at lower unit tub, lower corner rotted out.
2. Provide guardrail in attic at stairs.
3. Clean out attic.
4. Insulate attic to code.
5. Remove wall and ceiling covering in attic and provide coverings to meet fire resistant requirement – ½” drywall.
6. Provide sill plate where necessary at garage.
7. Provide straps to code at front entry.
8. Replace or repair storm doors.
9. Re-level rear porch as much as possible.
10. Re-plumb garage walls and fix floor.
11. Remove or clean carpeting in all areas.
12. Secure posts at beam to beam.
13. Insure basement cellar floor is even, is cleanable, and all holes are filled.
14. Install handrails and guardrails at all stairways, including basement stairways, per attachment.
15. Strap or support top of stair stringers.
16. Tuck Point interior/exterior of foundation.
17. Install floor covering in the bathroom and kitchen that is impervious to water.
18. Maintain one-hour fire-separation between dwelling units and between units and common areas.
19. Install tempered or safety glass in window over stair landing to Code.
20. Install tempered or safety glass in window over bathtub to Code.
21. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.

BUILDING

22. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
23. Provide complete storms and screens, in good repair, for all door and window openings.
24. Repair walls, ceilings and floors throughout, as necessary.
25. Re-level structure as much as is practical.
26. Where wall and ceiling covering is removed install full-thickness or code-specified insulation.
27. 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).
28. 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.
29. 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 egress requirements (20" minimum width, 24" minimum height, but not less than 5.7 sq. ft. overall openable area; minimum 5.0 sq. ft. openable area if sill height is within 44 inches of grade).
30. Provide smoke detectors per the Minnesota Building Code and carbon monoxide detectors per State law.
31. Repair siding, soffit, fascia, trim, etc. as necessary.
32. Provide weather-sealed, air-sealed, and vermin-sealed exterior.
33. Provide proper drainage around house to direct water away from foundation.
34. Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation.
35. Install downspouts and a complete gutter system.
36. Provide general rehabilitation of garage.

ELECTRICAL

1. Ground the electrical service to the water service with a copper conductor within 5' of the entrance point of the water service.
2. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC.
3. Provide a complete circuit directory at service panel indicating location and use of all circuits.
4. Verify that fuse/circuit breaker amperage matches wire size.
5. Properly strap cables and conduits in basement/ service conduit on the exterior of the house and meters.
6. Ground bathroom light in first and second bathroom and disconnect receptacle on fixture.
7. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
8. Check all outlets for proper polarity and verify ground on 3-prong outlets.

ELECTRICAL

9. Install hard-wired, battery backup smoke detector as specified in Bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms.
10. Install exterior lights at front entry doors.
11. *All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.*
12. *All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.*
13. *Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.*
14. *All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1.*
15. Add a receptacle in second floor west bedroom.
16. Remove kitchen cabinets on second floor ground electrical panel.
17. Install proper main breaker in second floor panel and seal openings in back of panel.

PLUMBING

All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.

Basement

1. There was no access to the basement. Therefore the inspector was unable to inspect. However bring basement up to code as needed.

First Floor

2. The lavatory is un-vented and the waste and water piping are incorrect.
3. Replace toilet ball cock.

Second floor

4. The kitchen sink waste is incorrect.
5. Replace tub stopper and provide access.

Exterior

6. Verify proper venting and flashing.

HEATING

1. Clean and Orsat test boiler burners. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating units are safe.
2. Verify that the chimney liner is intact.
3. Reinstall heating system to code.
4. Conduct witnessed pressure test on hot water heating system and check for leaks.
5. Gas and hydronic mechanical permits are required for the above work.

Notes:

Both boilers have been stripped of heating piping. Gas piping is still connected.

Re: 620 Maryland Ave E
Page 4

ZONING

1. This house was inspected as a duplex.

NOTES

See attachment for permit requirements and appeals procedure.

Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

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 reoccupy the building, all deficiencies listed on the 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.

Sincerely,

James L. Seeger
Code Compliance Officer
JLS: ml
Attachments