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From: lzimmerman@rainbowpestexperts.com
Subject: Invoice 125051
Date: April 27, 2012 4:01:27 PM CDT
To: westcot@charter.net

INVOICE: 125051
DATE: 03/12/12
ORDER: 133357

Work

Bill-To: [106500] Location: [106500] 952-997-3227

~~Tony Westcott~~ Tony Westcott
1203 Reaney Ave 1203 Reaney Ave
Saint Paul, MN 55106 Saint Paul, MN 55106

Work Date Time Target Pest Technician

03/12/12 08:00 AM RATS SDORN

Purchase Order Terms Last Service Map Code

03/12/12

Service	Description	Price
RATS	Rats	\$ 1,300.00

SUBTOTAL \$ 1,300.00

TAX 99.13

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TOTAL \$ 1,399.13

AMOUNT PAID 0.00

BALANCE 1,399.13

Pesticide / Product	%	UOM	Amount
RAT TRAP / T-Rex snap trap	0.0000	EA	0.0000

10. SPLC 34.11 (6), 34.34 (3) Heating Inspection...

Completed by certified technician.

1. Front Storm Door- SPLC 34.09 (3), 34.32 (3)

SPLC 34.09 (3) f. Every exterior door and its hardware shall be in sound condition and fit within its frame.

All exterior doors are in compliance with this code.

The storm door is attached to the front door of the house and the hardware is in sound condition.

SPLC 34.32 (3) Not an applicable code section. Applies to accessory structures that are Nonresidential, Industrial, and Institutional uses. All Codes following 34.31 are not applicable to this property

At the initial inspection, there were 2 storm doors on the house. One to a screened in porch and one to the exterior entry door to the house. The porch door is not required by code, but was in disrepair due to tenant abuse. The porch storm door was removed for safety reasons.

The front door had a storm door which was sound and in good repair, with the exception of the hydraulic return being torn from the door frame. This was repaired prior to the follow up inspection, but not signed off.

2. SPLC 34.08 (5), 34.31 (3)

SPLC 34.08 (5) *Accessory structures*. All accessory structures including, but not limited to, detached garages, sheds and fences, shall be maintained structurally sound and in good repair. All exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by paint which is not lead-based paint or by other protective covering or treatment. Service doors to accessory structures shall be provided with securing locks.

Inspector excluded this portion of the code from his deficiency explanation. The entire exterior surface of this garage is of a NON-WOOD, element resistant shingle. The code cited does not apply to this garage.

SPLC 34.31 (3) Nonresidential, industrial and institutional uses.
The following sections apply to all nonresidential, industrial, commercial and institutional uses.

Since this garage is for residential use, the terms industrial and institutional do not apply to this property. Once again, wrong code applied to the inspection

3. SPLC 34.10 (7), SPLC 34.33 (6)

SPLC 34.10 (7) *Interior walls, floors, ceilings, woodwork and cabinets.* All interior walls, floors, ceiling, woodwork and cabinets must be maintained in a sound condition and in a professional state of maintenance and repair.

The cited floor is in a sound condition and in a professional state of repair.

At the initial inspection the floor was covered with cracked and missing linoleum tiles. We removed those tiles. The original wood flooring beneath was in good condition, so we sanded, primed and painted the wood floor with floor paint. The result far exceeded that of a retiling job and returned the floor to a condition closer to the original character of the house. The code does not specify the type of flooring required.

This did not satisfy the inspector on the follow up, no explanation given

SPLC 34.33 (6) Code does not exist....

This code does not exist since there is no paragraph (6). However, even if the paragraph existed, the section is applicable to "Structures--Exterior Standards" and wouldn't apply to an interior landing floor. It is also under the sections that apply to all nonresidential, industrial, commercial and institutional uses. Once again, wrong code applied.

4. **MFSC 1026.1** Emergency escape window North side rear bedroom.

Per "Statement of Policy" from the Minnesota State Fire Marshall dated 11/17/2010, this room does not require an emergency escape window under this code since there is a door in the room that leads directly to the exterior.



MINNESOTA DEPARTMENT OF PUBLIC SAFETY
State Fire Marshal Division
STATEMENT OF POLICY

Policy #: INS-04 (2007)	Subject of Policy: Egress Windows (Emergency Escapes)		
Revised and Approved By: Jerry Rosendahl	Title: State Fire Marshal	Effective Date: 11/1/1999	Revised Date: 11/17/2010

APPLIES TO:

Inspection Personnel, Inspection Supervisors, Code/Plans Specialists.

PURPOSE:

To provide for the uniform enforcement of the escape/egress window requirements throughout the state in building code and non-building code areas. This policy provides clarification of the requirements found in 2007 Minnesota State Fire Code [Here after referred to as MSFC (07).] Section 1026.1. Requirements for escape windows from manufactured homes can be found at the end of this policy.

POLICY:

SECTION 1 — EMERGENCY ESCAPES

1.1 General

When required, emergency escape windows (second means of egress) shall be installed and maintained in Group R occupancies as specified in MSFC (07) Section 1026.1 and this policy. Emergency escape windows shall be installed in sleeping rooms and basements used for sleeping.

Any one of the following four options will substitute for an emergency escape window from a room.

1. An escape window is not required if the room has a door that leads directly to the exterior of the building.
2. An escape window is not required if the building is protected through-out by an approved, automatic sprinkler system.
3. Escape windows need not be installed from rooms of existing buildings having two separate means of escape, provided that the means of escape are independent and remote from each other and they pass through one adjacent non-lockable room or area.
4. Escape windows are not required in group R hotels or motels constructed prior to April 11, 1983.

5. SPLC 34.09 (1) b,c 34.32 (1) b, c.-

Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from elements and maintained in a professional manner free from chipped or peeling paint

SPLC 34.09 (1) b, c.

b. Every exterior wall shall be free of holes, breaks, loose or rotting boards or timbers and any other conditions which might admit dampness to the interior portions of the wall or to the interior spaces of structures.

c. All exterior surfaces, other than decay-resistant woods, shall be protected from the elements and decay by paint which is not lead-based paint or by other protective covering or treatment.

As to para. b., the majority of the exterior is of a decay resistant material and there are no holes which might admit dampness to the interior portions of the home.. The only portion of the exterior with any holes is a soffit that was damaged by a squirrel, but is a soffit without any interior access (enclosed soffit).

There is chipping and peeling on exterior trim pieces, fascia and soffits. Estimate and contract for repair has been completed and awaiting scheduling by contractor.

I don't read the last part of the deficiency anywhere in the code. "in a professional manner free from chipped or peeling paint"

SPLC 34.32 (1) b, c.

Sec. 34.32. - Property areas; exterior standards.

The owner of any premises regulated by this section, as specified in section 34.03, shall comply with the following requirements:

(1) *Sanitation.* All exterior property areas shall be maintained free from any accumulation of refuse, garbage, animal feces (including pigeon droppings) or putrescibles.

Wrong code applied. The referenced does not match the deficiency. In fact, the actual section quoted does not exist since there is no b or c in this section. Also, this portion of the code applies to non-residential property.

6. SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.

e. The roof shall be tight and kept in a professional state of maintenance and repair, impervious to water and have no defects which admit water or dampness to the interior of the building. No building roof shall be used for storage of any materials or objects unless approved by the enforcement officer.

34.09 (1) e.

There is a hole in a portion of the roof. We have contacted a contractor that we use for a large portion of contracted work. We have an estimate and are waiting for scheduling availability on his part.

However, the portion of the roof that is damaged is the same part of the house where the squirrel chewed his way into the soffit. No portion of the interior of the house is compromised.

34.32 (1) d

Applies to to non-residential property once again. Also, paragraph doesn't exist.

7. SPLC 34.09 (3), 34.32(3) Provide or repair and maintain the window screens.

34.09 (3) e. Every window required for ventilation, or other outside opening used for ventilation purposes, shall be supplied with a screen of not less than sixteen (16) mesh per inch.

All windows used for ventilation comply with the code. The first inspection was conducted in March. Some of the screens were removed for the winter and replaced with storm windows. All of these screens were in the basement and were swapped out when it got warmer. There were 2 damaged screens... One was cut by a teenage resident for smoking without going outside and the other was cut by the tenant to fit a window air conditioner. Both were repaired and ALL of the screens were in place for the followup inspection.

34.32 (3) Accessory structures. All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. All exterior surfaces shall be maintained in a state of good repair.

Again, a non-applicable section.

8. SPLC 34.10 (6), 34.33 (5)- Exterminate and control insects, rodents, and other pests. Provide documentation of extermination. Have a license exterminator do the extermination.

SPLC 34.10 (6)

Rats got into the house through the sewer system. The sewer cap was blown off by a back up due to maintenance by the City of St. Paul. Following cleanup, the cap was not repaired without our knowledge. We have since capped it off and 12 traps were set by an exterminator and 6 rats were caught and disposed of...

SPLC 34.33 (5)

No such paragraph exists. Non applicable section.

9. UMC 504.6 Dryer Duct....

504.6 Domestic clothes dryer ducts. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of 4 inches (102mm) in diameter. The entire exhaust system shall be supported and secured in place. The male end of the duct at overlapped duct joints shall extend in the direction of airflow. Clothes dryer transition ducts used to connect the appliance to the exhaust duct system shall be limited to single lengths not to exceed 8 feet (2438 mm) and shall be listed and labeled for the application. Transition ducts shall not be concealed within construction.

The inspector totally negates the portion of the code that allows for up to 8 feet of transition ducting. There was already exterior ducting for the dryer that complied with code. He wrote up the transition ducting that ties the dryer to the duct system. We took it a step further than required and put in a smooth and solid sheet metal transition, but this did not please him.