



Code Compliance Report

May 07, 2020

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

Lima One Capital
201 E MCBEE AVE SUITE
GREENVILLE SC 29601

Re: 1629 Hartford Ave
File#: 19 110757 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on April 13, 2020.

Please be advised that this report is accurate and correct as of the date May 07, 2020. 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 May 07, 2020. 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. A Legislative Code exemption (Chapter 33.03(f)) allows a Category 2 Vacant Building to be sold "as is" providing the buyer, prior to closing, completes an approval process. For further information, call Reid Soley at 651-266-9120.

ZONING

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

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
3. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
4. 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

5. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
6. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
7. Need zoning approval on roof height or change height/design.
8. 2nd floor stair to be redone to meet new code.
9. Must verify west property line. If less then 5' contractor must build an approved firewall assembly.
10. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
11. 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
12. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
13. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
14. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
15. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
16. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
17. Any framing members that required repair or 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 adequately supported, etc.) are to be reconstructed in an approved manner. SPLC 34.34 (1)
18. 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: Wade Hoffman

Phone: 651- 266- 9030

1. Service/Sub Panel - Throughout - Due to the nature of construction of this vacant property and the fact that all walls have been removed, the service and all wiring shall be installed per the most current National Electrical Code.
2. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Tom Schweitzer

Phone: 651- 266- 9055

1. All plumbing abandoned. Install all drain waste vent and water piping to code. Install all plumbing fixtures to code.

2. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

Heating Inspector: Pat McCullough

Phone: 651- 266- 9015

1. Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
2. Install approved metal chimney liner.
3. Replace furnace/boiler flue venting to code.
4. Connect furnace/boiler and water heater venting into chimney liner.
5. Vent clothes dryer to code.
6. Provide adequate combustion air and support duct to code.
7. Provide support for gas lines to code.
8. Plug, cap and/or remove all disconnected gas lines, non- conforming gas lines and unapproved valves.
9. 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.
10. Repair and/or replace heating registers as necessary.
11. Provide heat in every habitable room and bathrooms.
12. Support supply and return piping from heating system according to code.
13. Conduct witnessed pressure test on hot water heating system and check for leaks.
14. Repair or replace radiator valves as needed.
15. Mechanical permits are required for the above work.

Notes:

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

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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 Nathan Bruhn between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

Nathan Bruhn
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9033
Email: nathan.bruhn@ci.stpaul.mn.us

Attachments