



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Saint Paul, Minnesota 55101-1806

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Code Compliance Report

June 24, 2014

SELECT ASSOCIATES REALTY
2233 HAMLIN AVE N STE 410
ROSEVILLE MN 55113-1334

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

Re: 1126 Albemarle St
File#: 13 237353 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on June 02, 2014.

Please be advised that this report is accurate and correct as of the date June 24, 2014. 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 June 24, 2014. 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. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger Phone: 651-266-9046

- Insure basement cellar floor is even, is cleanable, and all holes are filled.
- 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.
- 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 functional hardware at all doors and windows
- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.
- Repair walls, ceiling and floors throughout, as necessary.

- 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.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide general rehabilitation of garage.
- Install address numbers visible from street and on the alley side of garage.
- Replace basement floor where crumbling.
- Re-level basement stairs and insure risers are to code.
- Repair rear porch floor, siding and window (not properly installed)
- Provide clearance from siding to grade around garage.
- Repair walls at side of front steps or replace.
- Repair fence and gate.
- A building permit is required to correct the above deficiencies.

ELECTRICAL Inspector: Dan Moynihan Phone: 651-266-9036

- 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
- Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
- Properly strap and support cables and/or conduits. Chapter 3, NEC
- Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaries (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC
- 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
- Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
- 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
- Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
- Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
- Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. (No access)
- Remove/Replace pantry light with proper luminaries to current NEC.
- 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 current NEC.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Karl Abrahamson Phone: 651-266-8989

- Basement - Water Heater - (MFGC 402.1) Install the gas shut off and the gas piping to code.
- Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
- Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
- Basement - Water Heater - (MPC 1730 Subp.1) Install the water piping for the water heater to code.
- Basement - Water Heater - (MPC 2180) The water heater must be fired and in service.
- Basement - Water Heater - (MPC 2210 Subp.4) Correct the pressure and temperature relief valve discharge.
- Basement - Water Meter - (MPC 1800, Subp.3, 4) The service valves must be functional and installed to code.
- Basement - Water Meter - (MPC 2280) Raise the water meter to a minimum of 12 inches above the floor.
- Basement - Water Meter - (MPC 2280) Support the water meter to code.
- Basement - Water Meter - (SPRWS, Sec.94.04) The water meter must be removed from the pit.
- Basement - Water Piping - (MPC 0520) Replace all improper water piping and piping with improper usage.
- Basement - Water Piping - (MPC 1700) Provide water piping to all fixtures and appliances.
- Basement - Water Piping - (MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
- Basement - Water Piping - (MPC 1730) Replace all the improperly sized water piping.
- Basement - Water Piping - (SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
- Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
- Basement - Gas Piping - (MFGC 614.1-614.7) Vent clothes dryer to code.
- Basement - Soil and Waste Piping - (MPC 0200) Replace all corroded cast iron, steel waste or vent piping.
- Basement - Soil and Waste Piping - (MPC 1000) Install a clean out at the base of all stacks.
- Basement - Soil and Waste Piping - (MPC 1430 Subp. 4) Install proper pipe supports.
- Basement - Soil and Waste Piping - (MPC 2400) Plug all open piping and properly pitch all piping.
- Basement - Soil and Waste Piping - (MPC 2420) Replace all improper connections, transitions, fittings or pipe usage.
- Basement - Laundry Tub - (MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
- Basement - Laundry Tub - (MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
- Basement - Laundry Tub - (MPC 0200 P) Install the water piping to code.
- Basement - Laundry Tub - (MPC 2300) Install the waste piping to code.
- First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
- First Floor - Sink - (MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
- First Floor - Sink - (MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
- First Floor - Sink - (MPC 2300) Install the waste piping to code.

- Second Floor - Lavatory - (MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
- Second Floor - Lavatory - (MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
- Second Floor - Toilet Facilities - (MPC 0870) Reset the toilet on a firm base.
- Second Floor - Tub and Shower - (MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
- Second Floor - Tub and Shower - (MPC 1240 Subp.4) Install a temperature limiting device, ASSE Standard 1070.
- Second Floor - Tub and Shower - (MPC 1240) Provide a "stopper."
- Second Floor - Tub and Shower - (MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
- Second Floor - Tub and Shower - (MPC 2000 B) Provide a faucet with the proper air gap.
- Lawn Hydrants - (MPC 2000) The lawn hydrant(s) require a backflow assembly or device.
- Piping Vents - (MPC 2520 Subp.1) Provide the proper full size vent through the roof.
- 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: Christi Dick Phone: 651-266-9045

- 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 leak; provide documentation from a licensed contractor that the heating unit is safe
- Install approved metal chimney liner
- Replace furnace flue venting to code
- Connect furnace and water heater venting into chimney liner
- 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 and unapproved valves
- Install furnace air filter access cover
- Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary
- Provide heat in every habitable room and bathrooms
- Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
- Mechanical gas permit is required for the above work.
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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.
- Interior of garage not available for inspection. Repair per applicable codes.

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

JLS:ml
Attachments