



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Code Compliance Report

October 10, 2016

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

CARRINGTON HOME SOLUTIONS
1600 DOUGLAS ROAD SUITE 130B
ANAHEIM CA 92806

Re: 653 Jessamine Ave E
File#: 11 265510 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on September 23, 2016.

Please be advised that this report is accurate and correct as of the date October 10, 2016. 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 October 10, 2016. 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) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651- 266- 9046

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
3. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)

4. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
5. 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. SPLC 34.33 (1)
6. 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)
7. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
8. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
9. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
10. 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
11. Provide major clean- up of premises. SPLC 34.34 (4)
12. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
13. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
14. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
15. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
16. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
17. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
18. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
19. Provide general rehabilitation of garage. SPLC 34.32 (3)
20. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
21. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
22. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
23. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
24. Install safety glass in window at bottom of 2nd. floor stairs.
25. Replace front doors.
26. Remove dropped ceilings and repair floor above to code.
27. Replace missing trim and fascia.
28. Replace garage overhead door and install drip cap on openings.
29. Garage walls lean to the west , re- plumb walls.
30. Replace garage roof covering (not done to code)
31. Window wrap failing , repair and seal as needed.
32. Repair and level rear porch on west side.

33. Replace decayed or damaged siding and trim on house and garage.
34. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
35. 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
36. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
37. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
38. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
39. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h)
40. 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: Peggy Schlichte

Phone: 651- 266- 9039

1. Properly wire dishwasher/disposal to current NEC.
2. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
3. 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
4. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
5. Ensure/properly wire boiler to current NEC.
6. Service panel. Wire and ground to current NEC. All wires have been removed or cut. Pull a permit for a service and all circuits to current NEC
7. No power at time of inspection. No meter, and no breakers in panel. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
8. 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
9. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
10. Basement - Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
11. Bathroom - NEC 250.134 Ensure/provide grounding to bathroom light fixture.
12. Bathroom - NEC 210.8 Ensure/provide gfci protection on fixture receptacle or disconnect.
13. Garage - Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC

14. Throughout - 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
15. Throughout - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. This includes above drop ceilings, garage.
16. Throughout - Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC
17. Throughout - Properly strap and support cables and/or conduits. Chapter 3, NEC
18. Throughout - Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC
19. Throughout - Closets - NEC 410.16 provide approved light fixtures and location for closets to current NEC
20. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Karl Abrahamson

Phone: 651- 266- 9049

1. Lawn Hydrants - (MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
2. Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
3. Piping Vents - (MPC 904 & 906.7) Install the correct size piping vents.
4. Piping Vents - (MPC 905.4, 906.1 & 906.4) Install the piping vents in the proper location.
5. Plumbing - General - (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
6. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
7. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
8. Basement - Gas Piping - (MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
9. Basement - Gas Piping - (MMC 103) Remove all disconnected gas lines and unapproved valves.
10. Basement - Laundry Tub - (MPC .0100 & 901) Install a proper fixture vent to code.
11. Basement - Laundry Tub - (MPC 701) Install the waste piping to code.
12. Basement - Laundry Tub - (MPC .0100 P & Q & 419.2) Install the water piping to code.
13. Basement - Laundry Tub - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
14. Basement - Laundry Tub - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.

15. Basement - Laundry Tub - (MPC .0100 B) Provide the proper potable water protection for the faucet spout.
16. Basement - Soil and Waste Piping - (MPC 709.1) Install a front sewer clean out.
17. Basement - Soil and Waste Piping - (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
18. Basement - Soil and Waste Piping - (MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
19. Basement - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
20. Basement - Toilet Facilities - (MPC 701) Install the waste piping to code.
21. Basement - Toilet Facilities - (MPC .0100 P & Q & 419.2) Install the water piping to code.
22. Basement - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
23. Basement - Toilet Facilities - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
24. Basement - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
25. Basement - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
26. Basement - Tub and Shower - (MPC 701) Install the waste piping to code.
27. Basement - Tub and Shower - (MPC .0100 P & Q & 419.2) Install the water piping to code.
28. Basement - Tub and Shower - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
29. Basement - Tub and Shower - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
30. Basement - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
31. Basement - Water Heater - (MPC 504.4, & 504.5, & 504.6) A pressure and temperature relief valve is required.
32. Basement - Water Heater - (MPC 507.5) Correct the pressure and temperature relief valve discharge.
33. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
34. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
35. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
36. Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.
37. Basement - Water Heater - (MMC 701) Provide adequate combustion air for the gas burning appliance.
38. Basement - Water Heater - (MPC .0100 V) Install an approved automatic gas control valve.
39. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in

service.

40. Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
41. Basement - Water Meter - (MPC 606.2) The service valves must be functional and installed to code.
42. Basement - Water Meter - (MPC 0.200 O) Repair the corroded or incorrect water meter piping.
43. Basement - Water Meter - (MPC 609.11) Support the water meter to code.
44. Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
45. Basement - Water Piping - (MPC 610) Replace all the improperly sized water piping.
46. Basement - Water Piping - (MPC 604) Replace all the improper fittings and fittings that have improper usage.
47. Basement - Water Piping - (MPC 604) Replace all improper water piping and piping with improper usage.
48. Basement - Water Piping - (MPC 603.5.10) Install a proper backflow assembly or device for the boiler fill water line.
49. Basement - Water Piping - (MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
50. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
51. Basement - Water Piping - (MPC 313) Add the appropriate water pipe hangers.
52. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
53. First Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
54. First Floor - Lavatory - (MPC 701) Install the waste piping to code.
55. First Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
56. First Floor - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
57. First Floor - Sink - (MPC 701) Install the waste piping to code.
58. First Floor - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
59. First Floor - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
60. First Floor - Sink - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
61. First Floor - Sink - (MPC .0100 B) Provide the proper potable water protection for the faucet spout.
62. First Floor - Toilet Facilities - (MPC .0100 P & Q & 419.2) Install the water piping to code.
63. Second Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
64. Second Floor - Tub and Shower - (MPC 417.3) Install a vacuum breaker for the hand held shower.
65. Second Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and

overflow.

66. Second Floor - Tub and Shower - (MPC 402.11) Provide access.

67. 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: Maureen Hanson

Phone: 651- 266- 9043

1. Install heating system to code with all required permits and inspections. Remove all remaining abandoned heating equipment and related piping.
2. If Fuel oil is no longer going to be used for new heating system, remove abandoned oil tank from basement. Contact Fire Inspection for permit at 651- 266- 8944.
3. Clean and Orsat test 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
4. Replace boiler flue venting to code. Venting must be separated for different fuels per code from water heater.
5. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
6. Plug, cap and/or remove all disconnected gas lines and unapproved valves.
7. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.
8. Provide heat in every habitable room and bathrooms
9. Conduct witnessed pressure test on gas piping system and check for leaks
10. Conduct witnessed pressure test on hydronic system and check for leaks
11. Mechanical Gas and Hydronic permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

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

Attachments