



CITY OF SAINT PAUL

Code Compliance Report

February 18, 2019

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

Daniel E Wagers
596 Summit Ave Apt 1
Saint Paul MN 55102-2693

Re: 412 Holly Ave
File#: 13 229120 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on November 06, 2015.

Please be advised that this report is accurate and correct as of the date February 18, 2019. 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 February 18, 2019. 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) RT2 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. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
3. 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)
4. Repair or replace damaged doors and frames as necessary, including storm

- doors. SPLC 34.09 (3f)
5. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
 6. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
 7. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
 8. 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)
 9. 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)
 10. Re- level structure as much as is practical. SPLC 34.10 (2)
 11. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
 12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
 13. Where wall and ceiling covering is removed install full thickness or code- specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 14. 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
 15. Provide major clean- up of premises. SPLC 34.34 (4)
 16. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
 17. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 18. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
 19. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
 20. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
 21. Provide general rehabilitation of garage. SPLC 34.32 (3)
 22. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
 23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
 24. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
 25. House needs some footings under basement floor at post and install floor where missing.
 26. Foundation walls need repair at windows and at rear of house basement.
 27. Many walls and ceilings need loose plaster removed and repaired.
 28. Many parts of porches need framing and trim replaced.
 29. Some area's of house in basement had temp. post and beams , all need proper repair.
 30. Repair basement stairs and level them.
 31. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
 32. Permanently secure top and bottom of support posts in an approved manner.

MNRC Ch 1309 Sect. 407.3

33. Weather seal basement bulk head using approved materials. SPLC 34.09 (1b)
34. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
35. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
36. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
37. 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: Steve Reimers

Phone: 651- 266- 9037

1. Ensure/rewire all electrical associated with NM cables dated after _____ to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
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. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
6. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
7. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
8. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
9. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
10. 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
11. Properly strap and support cables and/or conduits. Chapter 3, NEC
12. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
13. 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
14. 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. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Troy McManus

Phone: 651- 266- 9053

1. Attic - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
2. Attic - Lavatory - (MPC 701) Install the waste piping to code.
3. Attic - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
4. Basement - Soil and Waste Piping - (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
5. Basement - Soil and Waste Piping - (MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
6. Basement - Soil and Waste Piping - (MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
7. Basement - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
8. Basement - Water Heater - (MPC 507.5) Correct the pressure and temperature relief valve discharge.
9. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
10. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
11. Basement - Water Heater - (MPC .0100 Q)The water heater must be fired and in service.
12. Basement - Water Meter - (MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
13. Basement - Water Meter - (MPC 606.2) The service valves must be functional and installed to code.
14. Basement - Water Piping - (MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
15. Basement - Water Piping - (MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
16. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
17. First Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
18. First Floor - Lavatory - (MPC 701) Install the waste piping to code.
19. Second Floor - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
20. Second Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
21. Second Floor - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
22. Second Floor - Lavatory - (MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
23. Second Floor - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.

24. Second Floor - Toilet Facilities - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
25. Second Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
26. Second Floor - Tub and Shower - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
27. Second Floor - Tub and Shower - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
28. Second Floor - Tub and Shower - (MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
29. Second Floor - Tub and Shower - (MPC 417.3) Install a vacuum breaker for the hand held shower.
30. Second Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
31. Second Floor - Tub and Shower - (MPC 417.1) Provide a code compliant faucet with the proper air gap.
32. 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: Erin Powell

Phone: 651- 266- 9042

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. Provide thirty (30) inches of clearance in front of furnace/boiler for service.
3. Install approved metal chimney liner.
4. Replace furnace/boiler flue venting to code.
5. Connect furnace/boiler and water heater venting into chimney liner.
6. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
7. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
8. Provide adequate combustion air and support duct to code.
9. Provide support for gas lines to code.
10. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
11. Provide heat in every habitable room and bathroom.
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. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
15. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
16. Repair or replace radiator valves as needed.
17. Submit documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings.
18. Install isolation valves on boiler supply and return.
19. Mechanical permits are required for the above work.
20. 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.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. This property is designated by the Vacant Buildings Department as a Category #3 which requires a \$5,000.00 Performance Bond or Deposit at the time the permit is issued.
3. Provide plans and specifications for any portion of the building that is to be rebuilt.
4. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
5. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
6. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
7. 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.)

Re: 412 Holly Ave
February 18, 2019
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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