



CITY OF SAINT PAUL

Code Compliance Report

April 22, 2019

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

George B Stone
549 Grovner Ave N
Oakdale MN 55128-6710

Re: 1079 Maryland Ave E
File#: 18 071545 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 25, 2019.

Please be advised that this report is accurate and correct as of the date April 22, 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 April 22, 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) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
3. 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)
4. Where wall and ceiling covering is removed install full thickness or code-

- specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
5. 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
 6. Provide major clean-up of premises. SPLC 34.34 (4)
 7. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
 8. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 9. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
 10. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
 11. Provide general rehabilitation of garage. SPLC 34.32 (3)
 12. 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
 13. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
 14. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
 15. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
 16. Replace missing or decayed fascia on house and garage.
 17. Install cover on water meter hole.
 18. Remove 2nd, floor kitchen.
 19. Replace front sidewalk where damaged.
 20. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
 21. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
 22. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
 23. 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)
 24. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
 25. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
 26. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
 27. 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: Gary Koehnen

Phone: 651-266-9039

1. 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
2. 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
 3. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
 4. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Including garage, no access at time of inspection
 5. Properly bond neutral bar to service panelboard enclosure. Article 250, NEC
 6. Properly wire furnace to 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: Steve Fernlund

Phone: 651-266-9052

1. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
2. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
3. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
4. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
5. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
6. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
7. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.

8. Basement -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
9. Basement -Toilet Facilities -(MPC 701) Install the waste piping to code.
10. Basement -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
11. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
12. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
13. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
14. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
15. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
16. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
17. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
18. Basement -Water Meter -(SPRWS Sec. 94.04 & 94.16(g)) The water meter must be removed from the pit.
19. Basement -Water Piping -(MPC 604) Replace all the improper fittings and fittings that have improper usage.
20. Basement -Water Piping -(MPC 603.5.10) Install a proper backflow assembly or device for the boiler fill water line.
21. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
22. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
23. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing. Provide code approved material.
24. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
25. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
26. First Floor -Sink -(MPC 701) Install the waste piping to code.
27. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
28. First Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
29. First Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
30. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
31. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
32. First Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
33. Second Floor -Plug open waste in second floor kitchen area.

34. Second Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
35. Second Floor -Sink -(MPC 701) Install the waste piping to code.
36. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
37. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
38. Second Floor -Tub and Shower -(MPC 417.3) Install a vacuum breaker for the hand held shower.
39. Second Floor -Tub and Shower -(MPC 409.2) Provide an approved waste stopper
40. 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: Aaron Havlicek

Phone: 651-266-9043

1. Install approved automatic gas valve for furnace/boiler.
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
3. 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.
4. Install approved metal chimney liner.
5. Replace furnace/boiler flue venting to code.
6. Connect furnace/boiler and water heater venting into chimney liner.
7. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
8. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
9. Provide adequate combustion air and support duct to code.
10. Provide support for gas lines to code.
11. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
12. Provide heat in every habitable room and bathrooms.
13. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank.
14. Support supply and return piping from heating system according to code.
15. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.

16. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
17. 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.
3. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
4. 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

Attachments