



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

August 02, 2010

ASSET MGMT C/O EDINA REALTY
17271 KENYON AVE SUITE 102
LAKEVILLE MN 55044

Re: 1145 Edgerton St
File#: 09 033034 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on April 13, 2009.

Please be advised that this report is accurate and correct as of the date August 02, 2010. 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 August 02, 2010. 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:

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

- Tuck Point interior/exterior of foundation as necessary.
- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- Provide adequate access, ventilation and clearance in crawl space area.
- Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes).
- Maintain one hour fire separation between dwelling units and between units and common areas.
- 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.

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- Provide functional hardware at all doors and windows
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- 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.
- 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.
- Re-level structure as much as is practical.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Provide major clean-up of premises.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Provide major rehabilitation of garage, re-level and install new siding and trim
- Install address numbers visible from street and on the alley side of garage.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Remove trees which are against foundation of home and garage.
- Openings in stair risers must be less than 4 inches.
- Repair front entry porch at step, provide threshold for door and repair floor joist per code. Re level porch as needed.
- Install new basement stairs.
- Install tempered glass in window on front stairs to code.
- Install tempered glass in windows over bathtubs to code.
- Replace or repair all damaged cabinets and vanities.
- Re level rear stairs and stairwell walls and rebuild as needed to meet code.
- Supply crawl space access per code and vapor barrier in crawl space.
- Replace siding on house and replace trim as needed.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Jamie McNamara** **Phone: 651-266-9037**

- Provide a complete circuit directory at service panel indicating location and use of all circuits

ELECTRICAL **Inspector: Jamie McNamara** **Phone: 651-266-9037**

- Properly strap cables and conduits in back stairwell
- Provide one (1) light for each 200 square feet in unfinished basement. One light must be switched on from the top of the stairs
- Install/replace GFCI receptacle in first floor bathroom adjacent to the sink
- Ground bathroom light in first floor bathroom
- Install globe-type enclosed light fixture on all closet lights
- Remove all cord wiring
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- Replace all painted-over receptacles.
- Second floor replace pendant lights
- 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 2008 NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING **Inspector: Denny Watters** **Phone: 651-266-9051**

- Basement - Unit 1 - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - Unit 1 - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Unit 1 - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Unit 1 - Water Heater - not fired or in service (MPC 2180)
- Basement - Unit 2 - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - Unit 2 - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Unit 2 - Water Heater - Water piping incorrect (MPC 1730 Subp. 1) rusty
- Basement - Unit 2 - Water Heater - not fired or in service (MPC 2180)
- Basement - Laundry Tub - provide a vacuum breaker for the spout (MPC 2000 B)
- Basement - Soil and Waste Piping - no soil stack base clean out
- Basement - Soil and Waste Piping - replace corroded cast iron or steel waste piping (MPC 0200) pin holes/cracked
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)
- Basement - Water Meter - corroded piping; incorrect piping (MPC 0200 0.) steel before meter
- Basement - Water Piping - add appropriate hangers (MPC 1430 Subp. 4)

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- Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)
- First Floor - Gas Piping - range gas shut off incorrect (IFGC 411 1.3.3)
- First Floor - Lavatory - fixture is missing (MPC 0200 0.)
- First Floor - Lavatory - incorrectly vented (MPC 2500)
- First Floor - Sink - waste incorrect (MPC 2300)
- First Floor - Toilet Facilities - fixture is missing (MPC 0200 0.)
- First Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5) to code
- First Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- First Floor - Tub and Shower - unvented (MPC 0200. E)
- First Floor - Tub and Shower - waste incorrect (MPC 2300)
- Second Floor - Gas Piping - range gas shut off incorrect (IFGC 411 1.3.3)
- Second Floor - Lavatory - fixture is broken or parts missing (MPC 0200 0.)
- Second Floor - Sink - fixture parts missing (MPC 0200 0.) basket strainers
- Second Floor - Toilet Facilities - fixture is broken (MPC 0200 0.)
- Second Floor - Tub and Shower - Provide access (MPC 0900)
- Second Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5) to code
- Second Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- Second Floor - Tub and Shower - waste incorrect (MPC 2300)
- Obtain plumbing permits prior to commencement of work.

HEATING **Inspector: Gary Stevens** **Phone: 651-266-9045**

- Install approved lever handle manual gas shutoff valve on all gas appliances and remove unapproved valve.
- Clean and Orsat test furnace burners. Check all controls for proper operation. Check furnace heat exchangers for leaks; provide documentation from a licensed contractor that the heating units are safe.
- Verify that Provide diagram with size and length of vent connectors/chimney for venting of furnaces and water heaters.
- Reconnect and seal all branch ducts to the side of the main supply duct.
- 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.
- Provide appropriate size operable window in bathrooms or provide bathroom exhaust system vented to outside with approved material according to code. A mechanical ventilation permit is required if an exhaust system is installed.
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary.
- Mechanical gas and warm air permits are required for the above work.

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ZONING

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

This property was inspected as a Duplex which is not permitted in this zoning district; this property may be a non-conforming use and will require zoning approval before a sale can be approved, any permits may be issued or any work on the property is started.

Notes:

- See attachment for permit requirements and appeals procedure.
- Provide plans and specifications for any portion of the building that is to be rebuilt.
- 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 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 651-266-8989 or leave a voice mail message.

Sincerely,

James L. Seeger
Code Compliance Officer
JLS:ml
Attachments