



CITY OF SAINT PAUL

Code Compliance Report

December 28, 2018

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

Caridad Versalles
8624 Oakland Ave S
Bloomington MN 55420-3030

Re: 650 Aurora Ave
File#: 05 047781 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on October 22, 2018.

Please be advised that this report is accurate and correct as of the date December 28, 2018. 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 December 28, 2018. 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) RM1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
2. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
3. 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

4. Provide major clean- up of premises. SPLC 34.34 (4)
5. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
6. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
7. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
8. Provide general rehabilitation of garage. SPLC 34.32 (3)
9. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
10. Replace temporary post in basement with code approved post to support beam at kitchen ceiling.
11. Install front porch and steps guardrail and handrail to code.
12. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
13. Replace missing windows and siding to code.
14. Replace damaged garage siding , soffits and fascia.
15. 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)
16. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
17. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
18. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
19. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
20. 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)
21. 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)
22. 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: Joe Sobanski

Phone: 651- 266- 9034

1. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
2. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, 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. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.

5. Verify that the wiring in the garage is installed per the NEC (no access at time of inspection)
6. 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
7. Throughout - Properly strap and support cables and/or conduits. Chapter 3, NEC
8. 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
9. 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
10. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Jim Kaufer

Phone: 651- 266- 9054

1. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
2. Basement - Gas Piping - (MFGC 310) Bond the corrugated stainless steel tubing 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 P & Q & 419.2) Install the water piping to code.
6. Basement - Soil and Waste Piping - (MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
7. Basement - Soil and Waste Piping - (MPC 709.1) Install a front sewer clean out.
8. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
9. First Floor - Sink - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
10. First Floor - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
11. First Floor - Sink - (MPC 701) Install the waste piping to code.
12. First Floor - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
13. First Floor - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.

14. 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: Pat McCullough

Phone: 651- 266- 9015

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 adequate combustion air and support duct to code
3. Plug, cap and/or remove all disconnected gas lines
4. Clean all supply and return ducts for warm air heating system
5. Repair and/or replace heating registers as necessary
6. Provide heat in every habitable room and bathrooms
7. Mechanical permits are required for the above work.

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. 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).

Re: 650 Aurora Ave
December 28, 2018
Page 5

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