



Code Compliance Report

May 03, 2016

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

STEVEN R JENSEN
896 COTTAGE AVE E
ST PAUL MN 55106

Re: 896 Cottage Ave E
File#: 16 007220 VB2

Dear Property Owner:

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

Please be advised that this report is accurate and correct as of the date May 03, 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 May 03, 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) 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. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
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. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
9. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
10. Provide general rehabilitation of garage. SPLC 34.32 (3)
11. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
13. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
14. House full of belongings and trash at time of inspection.
15. Repair soffits and fascia on garage.
16. Install hard surface for driveway as required in zoning code.
17. Repair or replace front steps.
18. Insure roof is to code for rear 2nd. floor deck area.
19. Remove shower from basement.
20. 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
21. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
22. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
23. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
24. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
25. 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)
26. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 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: Peggy Schlichte

Phone: 651- 266- 9039

1. Ensure/Properly wire electric dryer receptacle/branch circuit/overcurrent device to current 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. Ensure/Properly wire furnace to current NEC.
4. Ensure/Properly wire dishwasher(s)/disposal to current NEC.
5. Ensure/rewire all electrical associated with NM cables dated after 2003 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
6. 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
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. Electrical Panel - Remove and/or rewire all illegal, improper or hazardous wiring. No access in electrical panel ensure all wiring and bonding, grounding to current NEC.
11. Throughout - Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
12. 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
13. 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
14. Throughout - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. No access to walls/cabinets throughout house.
15. 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
16. Throughout - Properly strap and support cables and/or conduits. Chapter 3, NEC
17. 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 614.1- 614.7) Vent clothes dryer to code.
2. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3. Basement - Laundry Tub - (MPC 701) Install the waste piping to code.
4. Basement - Laundry Tub - (MPC .0100 B) Provide the proper potable water protection for the faucet spout.
5. Basement - Soil and Waste Piping - (MPC 704 & 706) Replace all improper

- connections, transitions, fittings or pipe usage.
6. Basement - Soil and Waste Piping - (MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
 7. Basement - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
 8. Basement - Toilet Facilities - (MPC 701) Install the waste piping to code.
 9. Basement - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
 10. Basement - Tub and Shower - (MPC 701) Install the waste piping to code.
 11. Basement - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
 12. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
 13. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
 14. Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
 15. Basement - Water Piping - (MPC 610) Replace all the improperly sized water piping.
 16. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
 17. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
 18. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
 19. First Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
 20. First Floor - Lavatory - (MPC 701) Install the waste piping to code.
 21. First Floor - Sink - (MPC 701) Install the waste piping to code.
 22. First Floor - Toilet Facilities - (MPC 701) Install the waste piping to code.
 23. First Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
 24. First Floor - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
 25. First Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
 26. First Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
 27. Second Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
 28. Second Floor - Lavatory - (MPC 701) Install the waste piping to code.
 29. Second Floor - Sink - (MPC 701) Install the waste piping to code.
 30. Second Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
 31. Second Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.

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: Maureen Hanson

Phone: 651- 266- 9043

1. Clean and Orsat test furnace 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. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
3. Provide support for gas lines to code
4. Plug, cap and/or remove all disconnected gas lines and unapproved valves
5. 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.
6. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct- cleaning contractor that the duct system has been cleaned.
7. Repair and/or replace heating registers as necessary
8. Provide heat in every habitable room and bathrooms
9. Mechanical gas permit is required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
3. 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).

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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