



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Saint Paul, Minnesota 55101-1806

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Code Compliance Report

March 11, 2010

CITIMORTGAGE C/O TERRY RECORDS
659 BIELENBERG DRIVE STE 100
WOODBURY MN 55125

Re: 579 Lexington Pkwy S
File#: 10 108005 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 01, 2010.

Please be advised that this report is accurate and correct as of the date March 11, 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 March 11, 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: Ken Eggers** **Phone: 651-266-9047**

- Remove mold, mildew and moldy or water damaged materials
- Provide complete storms and screens, in good repair for all door and window openings
- Repair or replace damaged doors and frames as necessary, including storm doors
- Weather seal exterior doors
- Install floor covering in bathroom and kitchen that is impervious to water
- Repair walls, ceiling and floors throughout, as necessary
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St Paul Legislative Code, Chap. 34 for additional information).
- Re-level structure as much as is practical
- Where wall and ceiling covering is removed install full thickness or code-specified insulation
- Install attic insulation according to applicable code
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.

BUILDING **Inspector: Ken Eggers** **Phone: 651-266-9047**

- Provide weather sealed, air sealed and vermin sealed exterior
- Repair siding, soffit, fascia, trim, etc. as necessary
- Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation of dwelling.
- Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation of garage.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around garage to direct water away from foundation of garage.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Replace house and garage roof covering and vents to code.
- Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
- Provide general rehabilitation of garage.
- Remove and replace all floor coverings.
- Remove suspended ceiling system at north room and inspect all joists for water damage. Replace as necessary.
- Repair or replace kitchen cabinets.
- Repair or replace soffits in mechanical room.
- Block portion of house has settled towards the northeast corner of property. Requires structural and soils engineering report to be forwarded to DSI / Frank Berg for evaluation.
- Roof system has several openings allowing water to penetrate into bearing walls and ceilings in general.
- Remove wall and ceiling coverings and investigate for rot, mold and structural issues. Call for inspections.
- Gut bathroom completely severe rot and mold issues.
- Floor slabs at east side of building are severely tilted, remove and replace.
- Recommend tear down, new foundation system and re-build.
- Install drain tile system.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Joe Dabe** **Phone: 651-266-9030**

- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- Install S type fuse adapters and proper size S fuses listed circuit breakers
- Verify that fuse/circuit breaker amperage matches wire size

ELECTRICAL **Inspector: Joe Dabe** **Phone: 651-266-9030**

- 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
- Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Properly wire exterior lights at front/side/back door
- Remove and or/ re-wire all illegal, improper or hazardous wiring in garage
- Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
- 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: Rick Jacobs** **Phone: 651-266-9054**

- First Floor - Water Heater - T and P relief discharge piping incorrect
- First Floor - Water Heater - Water piping incorrect. Cap open pipe correctly.
- First Floor - Water Heater - not fired or in service
- First Floor - Water Meter - meter is removed or not in service
- First Floor - Water Piping - add appropriate hangers
- First Floor - Water Piping - improper fittings or usage
- First Floor - Water Piping - improper piping or usage
- First Floor - Water Piping - pipe sizing incorrect
- First Floor - Water Piping - provide water piping to all fixtures and appliances
- First Floor - Water Piping - repair or replace all corroded, broken or leaking piping
- First Floor - Kitchen - Sink - faucet is missing, broken or parts missing
- First Floor - Kitchen - Sink - fixture is broken or parts missing
- First Floor - Kitchen - Sink - waste incorrect. The dishwasher waste is incorrect.
- First Floor - Kitchen - Sink - water piping incorrect
- First Floor - Gas Piping - replace improper piping or fittings also the dryer vent is incorrect.
- First Floor - Soil and Waste Piping - Floor drain on first floor is incorrect.
- First Floor - Toilet Facilities - faucet is missing, broken or parts missing
- First Floor - Tub and Shower - faucet is missing, broken or parts missing
- First Floor - Tub and Shower - provide anti-scald valve

PLUMBING **Inspector: Rick Jacobs** **Phone: 651-266-9054**

- First Floor - Tub and Shower - provide stopper
- First Floor - Tub and Shower - replace waste and overflow
- First Floor - Tub and Shower - waste incorrect
- Exterior - Lawn Hydrants - Requires backflow assembly or device
- Exterior - Piping Vents - Verify proper vent and flashing.
- Comments - Provide heat in all locations with plumbing pipe to prevent freezing.
- Obtain plumbing permits prior to commencement of work.

HEATING **Inspector: Paul Lauer** **Phone: 651-266-9041**

- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
- Install furnace flue venting to code, minimum of three fasteners (screws) per joint.
- Vent clothes dryer to code.
- Provide appropriate size operable window in bathrooms or provide exhaust system vented to outside. A mechanical ventilation permit required 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.
- Provide heat in every habitable room and bathrooms.
- Install kitchen range exhaust to code.
- Install wood burning stove according to manufacturer's installation instructions.
- Mechanical permits are required for the above work.

ZONING

1. This property is in a (n) R2 zoning district.
2. This property was inspected as a Single Family Dwelling.

Notes:

- See attachment for permit requirements and appeals procedure.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
- Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

Re: 579 Lexington Pkwy S
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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 Ken Eggers 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