



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Code Compliance Report

June 29, 2015

*** * This Report must be
Posted**

Dao Peter Yang
119 SYCAMORE ST E
ST PAUL MN 55117

Re: 595 Jessamine Ave E
File#: 15 009725 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on June 02, 2015.

Please be advised that this report is accurate and correct as of the date June 29, 2015. 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 June 29, 2015. 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:

ZONING

1. This property is in a(n) RT1 zoning district.
2. The property was inspected as a Duplex.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
3. 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)
4. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
5. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)

6. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
7. 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)
8. 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)
9. Charred building components shall be scraped or sandblasted completely clean and water-damaged components replaced. A determination of necessary fire damage corrective measures shall be made by this department or by a registered structural engineer as to replacement, repairs, etc. All smoke damaged and charred members shall be cleaned, sealed and deodorized. SPLC 34.09
10. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
11. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
12. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)
13. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
14. 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
15. Provide major clean-up of premises. SPLC 34.34 (4)
16. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
17. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
18. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
19. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
20. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
21. Provide general rehabilitation of garage. SPLC 34.32 (3)
22. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
23. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
24. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
25. Remove all wall covering and insulation from structure to framing and repair to code, call for inspections before covering.
26. Remove all damaged siding and repair framing and sheathing as needed. Also install weather barrier and have all required inspections.
27. Home was full of belongings at time of inspection and did not have access to all sections of building.

28. Floor joist at bottom of basement stairs (overhead) are dropping and need added support.
29. Replace all floor covering.
30. Repair roof covering on east side as needed.
31. Remove lean-to from west side of garage.
32. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
33. 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). MNRC Ch 1309 Sect. 317
34. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
35. 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
36. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
37. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
38. 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: Randy Klossner

Phone: 651-266-9032

1. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. House damaged by fire. rewire house to current NEC.
3. 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
4. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
5. Properly strap and support cables and/or conduits. Chapter 3, NEC
6. 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
7. 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
8. 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

9. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
10. Install receptacle for garage door opener. Article 400.8, NEC
11. Basement -Attic -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
12. Garage -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
13. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Karl Abrahamson

Phone: 651-266-9049

1. MPC 4715.0340 Subp 2. All damaged waste, vent, water, and gas systems to be repaired or replaced. Air test required on all gas piping.
MPC 4715.2850 (AIR TEST OF DEFECTIVE PLUMBING) All plumbing to hold final air test.
2. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

Heating Inspector: Maureen Hanson

Phone: 651-266-9043

1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
2. Clean and Orsat test furnace burners. Check all controls for proper operation. Check furnace heat exchangers for leak; provide documentation from a licensed contractor that the heating units are safe
3. Provide thirty (30) inches of clearance in front of furnace for service
4. Connect water heater venting into chimney liner
5. Provide adequate clearance from flue vent pipe on furnaces to combustible materials or provide approved shielding according to code
6. Vent clothes dryer to code
7. Provide adequate combustion air and support duct to code
8. Provide support for gas lines to code
9. Plug, cap and/or remove all disconnected gas lines
10. 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. A mechanical ventilation permit will be required for the bath fan.
11. 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.
12. Repair and/or replace heating registers as necessary

13. Provide heat in every habitable room and bathrooms
14. Conduct witnessed pressure test on gas piping system and check for leaks
15. Mechanical gas permit is 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. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
4. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
5. 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.)

Re: 595 Jessamine Ave E
June 29, 2015
Page 6

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: james.seeger@ci.stpaul.mn.us

Attachments