



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220
St Paul, Minnesota 55101-1806

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Code Compliance Report

March 20, 2009

FNMA/GRC C/O BRIAN DELISLE - BAYPORT HOMES LLC
P O BOX 122
LAKELAND MN 55043-0122

Re: 435 Thomas Ave
File#: 07 136742 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 06, 2009.

Please be advised that this report is accurate and correct as of the date March 10, 2009. 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 10, 2009. 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

1. Remove or repair fence.
2. Remove rear first floor addition or jack up and install first frost footings and repair to code.
3. The basement door not to swing over stairs.
4. Replace second floor front porch windows.
5. Insure attic access 22"x30".
6. Repair rotted ends of first floor, floor joists.
7. Install new siding to code on entire house.
8. Rebuild east side entry to code with frost footings or removed.
9. Insure basement cellar floor is even, is cleanable, and all holes are filled.
10. Install handrails and guardrails at all stairways, including basement stairways, per attachment.
11. Install plinth blocks under posts in basement.
12. Tuck Point interior/exterior of foundation.
13. Install floor covering in the bathroom and kitchen that is impervious to water.
14. Maintain one-hour fire-separation between dwelling units and between units and common areas.

BUILDING

15. Relocate 2nd floor electrical panel to 2nd floor unit or to common area or protect panel with 1-hour fire-rated enclosure.
16. Install 20-minute fire-rated doors, with self-closing device, between common areas and individual units.
17. Install tempered or safety glass in window over stair landing to Code.
18. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
19. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
20. Provide complete storms and screens, in good repair, for all door and window openings.
21. Repair walls, ceilings and floors throughout, as necessary.
22. Re-level structure as much as is practical.
23. 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).
24. Any framing members that 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 headered, etc.) are to be reconstructed as per code.
25. Provide general clean-up of premise.
26. Provide smoke detectors per the Minnesota Building Code and carbon monoxide detectors per State law.
27. Repair soffit, fascia, trim, etc. as necessary.
28. Provide weather-sealed, air-sealed, and vermin-sealed exterior.
29. Provide proper drainage around house to direct water away from foundation.
30. Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation.
31. Repair or replace damaged doors and frames as necessary, including storm doors.
32. Weather-seal exterior doors.
33. Dry out basement and eliminate source of moisture.
34. Remove mold, mildew and moldy or water-damaged materials.
35. Cover water meter pit with concrete or decay-resistant, screwed-down cover.

ELECTRICAL

1. Ground the electrical service to the water service with a copper conductor within 5' of the entrance point of the water service
2. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
3. Provide a complete circuit directory at service panel indicating location and use of all circuits
4. Verify/install separate 20 ampere kitchen appliance circuit
5. Verify that circuit breaker amperage matches wire size
6. Properly strap cables and conduits in basement
7. Provide one (1) light for each 200 square feet in unfinished basement. One light must be switched from the top of the stairs

ELECTRICAL

8. Ground bathroom light in first and second floor bathroom
9. Remove all cord wiring
10. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates
11. Check all outlets for proper polarity and verify ground on 3-prong outlets.
12. Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
13. Throughout building, install outlets and light fixtures as specified in Bulletin 80-1
14. Install hard-wired, battery backup smoke detector as specified in Bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms.
15. Install exterior lights at front/side/back entry doors
16. Remove and/or rewire all illegal, improper or hazardous wiring in basement
17. Duplex: Check Building write-up for fire resistance requirements if both panels are in the common area in a basement or move 2nd unit electrical panelboard to the second unit.
18. *All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.*
19. *All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.*
20. *Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.*
21. *All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).*
22. Rewire lean-to bedroom at rear of house.
23. Replace broken service entrances conduit fitting.

PLUMBING

All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.

Basement

Both Water Heaters

1. The water heaters temperature and pressure relief discharge piping is incorrect.
2. The water heaters gas shut off is incorrect.
3. The water heater water piping is incorrect.

Water meter

4. The water meter is missing.
5. Properly support water meter.

Gas Piping

6. The dryer gas shutoff, connector or gas piping is incorrect.

Soil and waste piping

7. The soil and waste piping has improper connection, transitions, fittings or pipe usage.

First Floor

8. The kitchen sink waste is incorrect.
9. The kitchen sink basket strainers are missing.
10. Reset toilet on solid surface.
11. The lavatory pop-up is missing.
12. Provide a stopper for tub.
13. The range gas shutoff is incorrect.

Second Floor

14. The kitchen sink waste is incorrect.
15. The lavatory waste is incorrect.
16. Reset toilet on solid surface.
17. Provide a stopper for the tub.
18. The range gas shutoff is incorrect.

Exterior

19. The lawn hydrant(s) requires backflow assembly or device.
20. Piping vents - Verify full size stack thru roof.

HEATING

1. 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.
2. Install approved metal chimney liner.
3. Connect furnace and water heater venting into chimney liner.
4. Clean all supply and return ducts for warm air heating system.
5. Provide heat in every habitable room and bathrooms.
6. Repair supply and return heating ducts in basement.
7. A separate heating system is required for each dwelling unit if the furnace is replaced.
8. Gas and warm air mechanical permits are required for the above work.

ZONING

1. This house was inspected as a duplex.

NOTES

See attachment for permit requirements and appeals procedure.

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).

Re: 435 Thomas Ave
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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 651-266-8989 or leave a voice mail message.

Sincerely,

James L. Seeger
Code Compliance Officer
JLS: ml
Attachments