



Code Compliance Report

July 02, 2015

**** This Report must be Posted**

Robert G Rani
172 Red Oaks Dr
St Paul MN 55127-6128

Re: 96 Manitoba Ave
File#: 14 089008 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on May 20, 2015.

Please be advised that this report is accurate and correct as of the date July 02, 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 July 02, 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. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
3. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
4. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
5. 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)
6. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
 7. 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
 8. Provide major clean- up of premises. SPLC 34.34 (4)
 9. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 10. Provide general rehabilitation of garage. SPLC 34.32 (3)
 11. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
 12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
 13. Replace upper siding on west side at soffit.
 14. Replace west side storm door.
 15. Clean out crawl space in basement and install vapor barrier on grade.
 16. Insure 1st. floor ceiling above suspended ceiling is 1 hour fire rated.
 17. Remove old fuel oil tank from basement, permit required from Dave Burgman required 651- 266- 8944.
 18. Remove soil away from north side of garage siding.
 19. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
 20. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
 21. 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
 22. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
 23. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
 24. 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)
 25. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
 26. 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. 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
2. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
3. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished

- basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
4. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
 5. Insure only 1 wire per terminal on breakers unless listed for use per NEC.
 6. 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. Properly strap and support cables and/or conduits. Chapter 3, NEC
 8. 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. 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. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
 11. 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
 12. 1st Floor - Bathroom - Rewire bathroom light to current NEC.
 13. 2nd Floor - Bedroom Closet - Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
 14. 2nd Floor - Front Bedroom - Replace/repair damaged electric baseboard heater to current NEC.
 15. 2nd Floor - Front Bedroom - Remove receptacle and NM cable inside closet or rewire to current NEC.
 16. 2nd Floor - Kitchen - Remove/rewire light above sink to current NEC.
 17. 2nd Floor - Living Room - Relocate receptacle above electric baseboard heater per NEC and Manufactures instructions.
 18. 2nd Floor - Panel - Properly bond neutral bar to service panelboard enclosure. Article 250, NEC
 19. 2nd Floor - Porch - Rewire or protect all exposed NM cable near electrical panel per NEC
 20. Basement - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
 21. Basement - Relocate electrical panel for proper clearance and wire to current NEC.
 22. Exterior/Outside - Remove projector from electric service mast.
 23. Garage - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. No access at time of inspection.
 24. 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. Lawn Hydrants - (MPC 0200 K) Repair or replace the lawn hydrants that are broken or have parts missing.
2. Lawn Hydrants - (MPC 2000) The lawn hydrant(s) require a backflow assembly or device.
3. Piping Vents - (MPC 0200 E) Install the required vent piping.
4. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
5. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
6. Basement - Gas Piping - (MFGC 406.1) Conduct a witnessed pressure test on gas piping system.
7. Basement - Gas Piping - (MMC 103) Remove all disconnected gas lines and unapproved valves.
8. Basement - Laundry Tub - (MPC 2300) Install the waste piping to code.
9. Basement - Laundry Tub - (MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
10. Basement - Laundry Tub - (MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
11. Basement - Soil and Waste Piping - (MPC 1000) Install a front sewer clean out.
12. Basement - Soil and Waste Piping - (MPC 2400) Plug all open piping and properly pitch all piping.
13. Basement - Soil and Waste Piping - (MPC 1430 Subp. 4) Install proper pipe supports.
14. Basement - Soil and Waste Piping - (MPC 2420) Replace all improper connections, transitions, fittings or pipe usage.
15. Basement - Water Heater - (MPC 2210 Subp.4) Correct the pressure and temperature relief valve discharge.
16. Basement - Water Heater - (MFGC 402.1) Install the gas shut off and the gas piping to code.
17. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
18. Basement - Water Heater - (MPC 1730 Subp.1) Install the water piping for the water heater to code.
19. Basement - Water Heater - (MMC 701) Provide adequate combustion air for the gas burning appliance.
20. Basement - Water Heater - (MPC 2180) The water heater must be fired and in service.
21. Basement - Water Meter - (SPRWS, Sec.94.04) The water meter must be removed from the pit.
22. Basement - Water Meter - (MPC 2280) Raise the water meter to a minimum or 12 inches above the floor.
23. Basement - Water Meter - (MPC 2280) Support the water meter to code.
24. Basement - Water Meter - (MPC MPC1700- SPRWS, Sec.88.10) The water meter must be installed and in service.

25. Basement - Water Meter - (MPC 1800, Subp.3, 4) The service valves must be functional and installed to code.
26. Basement - Water Piping - (MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
27. Basement - Water Piping - (MPC 1730) Replace all the improperly sized water piping.
28. Basement - Water Piping - (MPC 0520) Replace all improper water piping and piping with improper usage.
29. Basement - Water Piping - (SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
30. Basement - Water Piping - (MPC 1430, Subp.4) Add the appropriate water pipe hangers.
31. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
32. First Floor - Lavatory - (MPC 2300) Install the waste piping to code.
33. First Floor - Toilet Facilities - (MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
34. First Floor - Tub and Shower - (MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
35. First Floor - Tub and Shower - (MPC 1240) Replace the waste and overflow.
36. Second Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
37. Second Floor - Sink - (MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
38. Second Floor - Sink - (MPC 2300) Install the waste piping to code.
39. Second Floor - Sink - (MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
40. Second Floor - Tub and Shower - (MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
41. Second Floor - Tub and Shower - (MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
42. Second Floor - Tub and Shower - (MPC 2000 B) Install a vacuum breaker for the hand held shower.
43. Second Floor - Tub and Shower - (MPC 1240) Replace the waste and overflow.
44. 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: Christi Dick

Phone: 651-266-9045

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. Replace furnace/boiler flue venting to code

3. Connect furnace/boiler and water heater venting into chimney liner
4. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code
5. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
6. Provide adequate combustion air and support duct to code
7. Provide support for gas lines to code
8. Plug, cap and/or remove all disconnected gas lines
9. 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.
10. 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.
11. Repair and/or replace heating registers as necessary
12. Provide heat in every habitable room and bathrooms
13. A forced warm air heating system may only serve one dwelling unit - dwelling separation required.
14. Mechanical Gas permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
3. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
4. 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: 96 Manitoba Ave
July 02, 2015
Page 7

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,

Jim L. Seeger
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
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Saint Paul MN 55101
Phone: 651- 266- 9046
Email: jim.seeger@ci.stpaul.mn.us

Attachments