



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
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Code Compliance Report

September 28, 2009

K-3 INVESTMENTS
BRAD BALLARD
631 UNIVERSITY AVE W

Re: 554 Charles Ave
File#: 07 098442 VB2

Dear Property Owner:

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

Please be advised that this report is accurate and correct as of the date September 28, 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 September 28, 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 **Inspector: Ken Eggers** **Phone: 651-266-9047**

- Insure basement cellar floor is even, cleanable and all holes are filled
- Dry out basement and eliminate source of moisture
- Remove mold, mildew and moldy or water damaged materials
- Install 20 minute fire rated doors, with self closing device, between common areas and individual units.
- Maintain one hour fire separation between dwelling units and between units and common areas
- Install handrails and guardrails at all stairways, including basement stairways, and return handrail ends to the wall or newel post per attachment.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary
- Provide complete storms and screens, in good repair for all door and window openings
- Provide thumb type deadbolts for all entry doors. Remove any surface bolts
- 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

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

- 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).
- Provide fire block construction as necessary
- Where wall and ceiling covering is removed install full thickness or code-specified insulation
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.
- Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, or a minimum of 8 sq. ft, one-half of which shall operate; and all bedroom windows shall meet emergency escape requirements (20 inch minimum opening width, 24 inch minimum opening height, and minimum net glazed area of 5.7 sq. ft.)
- Provide general clean-up of premise
- Verify proper venting of bath exhaust fan to exterior
- Provide weather sealed, air sealed and vermin sealed exterior
- Repair siding, soffit, fascia, trim, etc. as necessary
- Provide proper drainage around house to direct water away from foundation of house.
- Install rain leaders to direct drainage away from foundation.
- Repair chimney in an approved manner.
- Close in open stair risers to maintain an opening no greater than 4 inches
- A building permit is required to correct the above deficiencies
- Basement bedrooms require smoke and carbon monoxide detectors and egress windows to code.
- Repair hump in floor at upper level rear bedroom.
- Cleanout under front porch.
- Under cut doors that are rubbing on carpet.
- Clean carpet throughout house.
- Remove debris in yard.
- Remove trees in rear yard that are rubbing against house.
- Provide retaining wall at east side of property, continue with existing block wall.
- Remove and replace bottom plate at basement framing and replace with green pressure treated plate.

ELECTRICAL **Inspector: Jamie McNamara** **Phone: 651-266-9037**

- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
- Install GFCI receptacle in second floor bathroom by shelves.

ELECTRICAL **Inspector: Jamie McNamara** **Phone: 651-266-9037**

- 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
- In basement wire grounds to code in sub-panel. Wired as single family dwelling.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.
- 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).

PLUMBING **Inspector: Tom Schweitzer** **Phone: 651-266-9055**

- Basement - Laundry Tub - faucet is missing, broken or parts missing
- Basement - Soil and Waste Piping - no front sewer clean out
- Basement - Water Heater - T and P relief discharge piping incorrect
- Basement - Water Heater - not fired or in service
- Second Floor - Tub and Shower - Provide access

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

- 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.
- Provide appropriate size operable window in bathrooms or provide exhaust fan vented to outside. A ventilation permit is required if a fan is installed.
- Clean all supply and return ducts for warm air heating system.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms.
- Undercut doors one inch to rooms without ducted return air.

ZONING

1. This property is in a (n) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

Re: 554 Charles Ave
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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.

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