



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

Code Compliance Report

April 21, 2010

JEAN ARANA
13753 MARIGOLD WAY
ROGERS MN 55374

Re: 1825 Maryland Ave E
File#: 10 112940 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 19, 2010.

Please be advised that this report is accurate and correct as of the date April 21, 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 April 21, 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**

- 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 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 operable hardware at all doors and windows
- Install tempered or safety glass at windows within 2 feet of doorway
- 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
- Repair walls, ceiling and floors throughout, as necessary

Re: 1825 Maryland Ave E
Page 2

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

- 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).
- Where wall and ceiling covering is removed install full thickness or code-specified insulation
- Install attic insulation according to applicable code
- Air-seal and insulate attic access door in an approved manner
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.
- Provide general clean-up of premise
- Replace or repair landing and stairway per code
- Repair siding, soffit, fascia, trim, etc. as necessary
- Provide proper drainage around house to direct water away from foundation of house.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Install address numbers visible from street and alley.
- Repair retaining wall at city sidewalk.
- Abate mold in bathroom
- See Plan Review for egress window appeals process. Main level bedrooms 24 x 20 x 28 ½ A,F.F.
- Remove wall coverings in basement, abate wall and framing for mold. Remove damaged ceiling coverings.
- Install guardrails -2 sides, at front entry steps.
- Repair roofing shingles at eaves. Existing are not secure and are loose or missing.
- Re-install loose gutters.
- Clean up yard and remove all debris.
- Repair front entry steps, existing are damaged and parts are falling off and needs to be re leveled.
- Remove storage shed at west property line and remove shed attached to house at northwest corner of house.
- Repair fence.
- Install guardrail at attic stairs to code.
- Repair attic stair treads as necessary.
- Replace damaged fake stone siding at front of house that is damaged.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Dan Moynihan** **Phone: 651-266-9036**

- 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

ELECTRICAL **Inspector: Dan Moynihan** **Phone: 651-266-9036**

- Verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- Verify that fuse amperage matches wire size
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
- Install/replace GFCI receptacle in basement bathroom adjacent to the sink
- Ground bathroom light in first floor bathroom and disconnect receptacle on fixture
- Install globe-type enclosed light fixture on all closet lights
- 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 door
- Remove and or/ re-wire all illegal, improper or hazardous wiring in attic
- Purchase permit for service and at least 10 circuits.
- Replace all corroded electrical in basement.
- Repair damaged wire mold in first floor bedroom.
- Remove or rewire front yard light.
- Install GFCI receptacles on outside of house.
- 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: Steve Fernlund** **Phone: 651-266-9052**

- Basement - Water Heater - No gas shut off or gas piping incorrect
- Basement - Water Heater - T and P relief discharge piping incorrect
- Basement - Water Heater - Vent must be in chimney liner
- Basement - Water Heater - gas venting incorrect
- Basement - Water Heater - not fired or in service
- Basement - Water Meter - corroded piping; incorrect piping
- Basement - Water Meter - meter is removed or not in service
- Basement - Water Meter - service valves not functional or correct
- Basement - Water Meter - support meter properly
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping
- Basement - Water Piping - run 1 inch water line from meter to first major take off
- Basement - Gas Piping - dryer gas shutoff; connector or piping incorrect also, dryer vent is incorrect

PLUMBING **Inspector: Steve Fernlund** **Phone: 651-266-9052**

- Basement - Soil and Waste Piping - no front sewer clean out; no soil stack base clean out
- Basement - Tub and Shower - unvented
- Basement - Tub and Shower - waste incorrect
- Basement - Tub and Shower - water piping incorrect
- Basement - Laundry Tub - incorrectly vented
- Basement - Laundry Tub - waste incorrect
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect
- First Floor - Sink - unvented
- First Floor - Sink - waste incorrect
- First Floor - Sink - water piping incorrect
- First Floor - Tub and Shower - Provide a vacuum breaker for the handheld shower
- First Floor - Tub and Shower - replace waste and overflow
- Exterior - Gas Piping - Improper entry into dwelling / seal at entry
- Exterior - Lawn Hydrants - Broken or parts missing
- Exterior - Lawn Hydrants - Requires backflow assembly or device
- Obtain plumbing permits prior to commencement of work.

HEATING **Inspector: Maureen Hanson** **Phone: 651-266-9043**

- 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.
- Connect furnace and water heater venting into chimney liner.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines and unapproved valves.
- Provide appropriate size operable window in bathrooms or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- Insulate bathroom exhaust duct in attic.
- 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.
- Mechanical permits are required for the above work.

Re: 1825 Maryland Ave E
Page 5

ZONING

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

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).

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