

## **WORK PLAN – BREAKDOWN COST OF REPAIRS**

All work performed will be pursuant to Code Compliance Report File # 16 029757 VB3 at or above current MN Residential Building Code standards, for single family house located at 346 Sherburne Avenue West, Saint Paul, MN 55103.

### **Weeks 1 through 10 inclusive**

#### **BUILDING**

- Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
- Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
- Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
- 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
- Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
- Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
- Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
- 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)
- Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
- Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
- Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
- Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, overspaced, 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)
- Where wall and ceiling covering is removed install full thickness or codespecified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
- Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
- 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

- Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, one-half of which shall operate. SPLC 34.14 (1)
- Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
- Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
- Interior of garage not available for inspection. Repair per applicable codes.
- Repair foundation and framing at front porch.
- Repair foundation at crawl space where failing.
- Obtain a building permit to correct the above deficiencies.

### **Weeks 11 through 18 inclusive**

#### **ELECTRICAL**

- Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
- 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
- Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
- All coverings have been removed. Wire all to current NEC standards.
- 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 current NEC.
- Basement – Install circuit for 30-gallon electric water heater
- Basement – Install circuit for electric clothes dryer
- Install circuits for baseboard electric heating in all habitable rooms and bathroom
- Install baseboard electric heating in all habitable rooms and bathroom
- Install circuit for electric range in kitchen

#### **PLUMBING**

- Attic - Laundry Tub - (MPC .0100 B) Provide the proper potable water protection for the faucet spout.
- Install 30-gallon electric water heater
- Basement - Laundry Tub - (MPC .0100 P & Q & 419.2) Install the water piping to code.
- Basement - Laundry Tub - (MPC 701) Install the waste piping to code.
- Basement - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.

- Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.
- Basement - Water Heater - (MPC 504.4, & 504.5, & 504.6) A pressure and temperature relief valve is required.
- Basement - Water Meter - (MPC 609.11 & SPRW Sec. 904.04 (a)) Raise the water meter to a minimum of 12 inches above the floor.
- Basement - Water Meter - (MPC 609.11) Support the water meter to code.
- First Floor - Bath/Shower- Waste, Vent, and Water piping per Minnesota plumbing code.
- First Floor - Water closet- Waste, Vent, and Water piping per Minnesota plumbing code.
- First Floor - Kitchen sink- Waste, Vent, and Water piping per Minnesota plumbing code.
- Lavatory- Waste, Vent, and Water piping per Minnesota plumbing code.

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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.

- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.
- Plug, cap and/or remove all disconnected gas lines.
- Provide heat in every habitable room and bathrooms.

#### **Weeks 19 through 21 inclusive**

- Repair flat roof at rear of property.
- Replace retaining wall.

#### **Estimated Cost of Repairs**

Estimated cost of above repairs is \$100,000.