



Code Compliance Report

June 05, 2015

*** * This Report must be Posted
on the Job Site * ***

Joseph G Schwartz
905 Bayard Ave
Saint Paul MN 55102-4001

Re: 391 View St
File#: 13 161178 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on May 28, 2015.

Please be advised that this report is accurate and correct as of the date June 05, 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 June 05, 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) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

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. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
3. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
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
5. Provide major clean-up of premises. SPLC 34.34 (4)

6. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
7. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
8. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
9. Replace front steps.
10. Replace downspouts ,gutters and rain leaders.
11. Replace rear 2nd. floor guardrail and also flat roof covering.
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. Replace bay window roof covering and properly vent roof , also replace main roof covering and vent to code.
14. Replace all decayed roof boards fasia and rafters.
15. Tuckpoint exterior brick as needed.
16. Totally rebuild garage and provide 6 inch clearance from siding to grade with grade sloping away from garage ,or remove structure.
17. Provide grading and drainage to slope away from house.
18. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
19. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
20. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
21. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
22. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
23. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
24. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
25. 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: Joe Sobanski

Phone: 651-266-9034

1. Properly wire electric range receptacle/branch circuit/overcurrent device to current NEC.
2. Verify that the wiring in the garage is done per NEC (no access at time of inspection)
3. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
4. 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
5. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC

6. 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
7. 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
8. Basement -Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
9. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
10. Throughout -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
11. Throughout -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
12. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
13. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
14. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Troy McManus

Phone: 651-266-9053

1. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
2. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
3. Basement -Laundry Tub -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
4. Basement -Laundry Tub -(MPC 2300) Install the waste piping to code.
5. Basement -Laundry Tub -(MPC 2000 B) Provide the proper potable water protection for the faucet spout.
6. Basement -Sink -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
7. Basement -Sink -(MPC 2300) Install the waste piping to code.
8. Basement -Soil and Waste Piping -(MPC 1000) Install a clean out at the base of all stacks.
9. Basement -Tub and Shower -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
10. Basement -Tub and Shower -(MPC 2300) Install the waste piping to code.
11. Basement -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
12. Basement -Water Heater -(MFGC 402.1) Install the gas shut off and the gas

- piping to code.
13. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
 14. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
 15. Basement -Water Heater -(MPC 2180) The water heater must be fired and in service.
 16. Basement -Water Meter -(MPC 2280) Support the water meter to code.
 17. Basement -Water Meter -(MPC MPC1700-SPRWS, Sec.88.10) The water meter must be installed and in service.
 18. Basement -Water Meter -(MPC 1800, Subp.3, 4) The service valves must be functional and installed to code.
 19. Basement -Water Piping -(SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
 20. Basement -Water Piping -(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
 21. Basement -Water Piping -(MPC 1700) Provide water piping to all fixtures and appliances.
 22. Exterior -Lawn Hydrants -(MPC 2000) The lawn hydrant(s) require a backflow assembly or device.
 23. First Floor -Sink -(MPC 2300) Install the waste piping to code.
 24. Second Floor -Lavatory -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
 25. Second Floor -Toilet Facilities -(MPC 0870) Reset the toilet on a firm base.
 26. Second Floor -Tub and Shower -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
 27. Second Floor -Tub and Shower -(MPC 2300) Install the waste piping to code.
 28. Second Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
 29. Second Floor -Tub and Shower -(MPC 1240 Subp.4) Install a temperature limiting device, ASSE Standard 1070.
 30. Second Floor -Tub and Shower -(MPC 2000 B) Install a vacuum breaker for the hand held shower.
 31. 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: Pat McCullough

Phone: 651-266-9015

1. Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve
2. Install approved automatic gas valve for furnace/boiler
3. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee

4. 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
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. 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.
8. Provide heat in every habitable room and bathrooms
9. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
10. Repair or replace radiator valves as needed
11. Mechanical Gas and Hot Water permits are required for the above work.
12. Install isolation valves on boiler supply and return. Remove or abate all friable asbestos material. Provide documentation that this work was performed by a state licensed asbestos abatement contractor.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. This property is designated by the Vacant Buildings Department as a Category #3 which requires a \$5,000.00 Performance Bond or Deposit at the time the permit is issued.
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: 391 View St
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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,

James 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