



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Code Compliance Report

December 28, 2017

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

Kim Theng
2534 Montana Ave E
Maplewood MN 55119-3151

Re: 483 Como Ave
File#: 17 207190 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on November 30, 2017.

Please be advised that this report is accurate and correct as of the date December 28, 2017. 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 December 28, 2017. 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. A Legislative Code exemption (Chapter 33.03(f)) allows a Category 2 Vacant Building to be sold "as is" providing the buyer, prior to closing, completes an approval process. For further information, call Reid Soley at 651-266-9120.

ZONING

1. This property is in a(n) I1 zoning district.
2. The property was inspected as a Duplex.

This property was inspected as a Duplex which is not permitted in this zoning district; this property may be a non-conforming use and will require zoning approval before a sale can be approved, any permits may be issued or any work on the property is started.

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. Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, 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)
7. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
8. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
9. 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
10. Provide major clean-up of premises. SPLC 34.34 (4)
11. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
12. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
13. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
14. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
15. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
16. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
17. Replace 2nd. floor front door with exterior rated door.
18. Clean up trash and materials on site.
19. Repair all siding and trim that's damaged or missing.
20. New roofing and windows being installed without permits or inspections, double fee \$12,000 value permit for that part of permit.
21. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
22. 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
23. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
24. 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

25. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
26. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
27. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
28. 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. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
3. 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
4. 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
5. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
6. 1st Floor -Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
7. 1st Floor -Provide clearance for the main floor pane per the NEC.
8. Exterior/Outside -Provide clearance for the overhead service conductors per the NEC.
9. Exterior/Outside -Riser conduits. -Properly strap and support cables and/or conduits. Chapter 3, NEC
10. Throughout -Many receptacles replaced, change all to tamper resistant type and AFCI protect as required by the NEC.
11. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Paul Zellmer

Phone: 651-266-9048

1. Basement -Gas Piping -(MMC 103) Replace corroded gas piping/fittings.
2. Basement -Gas Piping -(MFGC 411) Replace improper piping or fittings.
3. Basement -Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
4. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.

5. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
6. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
7. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
8. Basement -Water Heater -(MMC 701) Provide adequate combustion air for the gas burning appliance.
9. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
10. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
11. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
12. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
13. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
14. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
15. First Floor -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
16. First Floor -Laundry Tub -(MPC 701) Install the waste piping to code.
17. First Floor -Laundry Tub -(MPC .0100 P & Q & 419.2) Install the water piping to code.
18. First Floor -Laundry Tub -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
19. First Floor -Laundry Tub -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
20. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
21. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
22. First Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
23. First Floor -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
24. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
25. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
26. First Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
27. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
28. First Floor -Tub and Shower -(MPC 402.11) Provide access.
29. First Floor -Tub and Shower -(MPC 409.2) Provide an approved waste stopper
30. Second Floor -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6)

Provide proper fixture spacing.

31. Second Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
32. Second Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
33. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

Heating Inspector: Christi Dick

Phone: 651-266-9045

1. Install approved level handle manual gas shutoff valves on furnaces and remove unapproved valves
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
3. Clean and Orsat test both furnace burners. Check all controls for proper operation. Check furnace heat exchangers for leak; provide documentation from a licensed contractor that the heating units are safe
4. Provide thirty (30) inches of clearance in front of furnace for service
5. Move furnace out of closet or provide documentation from the equipment manufacturer indicating that it is an approved installation
6. Install approved metal chimney liner
7. Replace furnace flue venting to code
8. Connect furnace and water heater venting into chimney liner
9. Provide adequate clearance from flue vent pipe on furnace to combustible materials or provide approved shielding according to code
10. Vent clothes dryer to code
11. Provide adequate combustion air and support duct to code
12. Provide support for gas lines to code
13. Plug, cap and/or remove all disconnected gas lines and unapproved plug valves.
14. Install furnace air filter access cover
15. Clean all supply and return ducts for warm air heating system
16. Repair and/or replace heating registers as necessary
17. Provide heat in every habitable room and bathrooms
18. York Furnace Serving the main floor & Sears Big Ten Furnace serves the upper unit, both require Orsat and safety tests.
19. Separate heating system is required for each dwelling unit.

20. Mechanical permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Provide plans and specifications for any portion of the building that is to be rebuilt.
3. 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 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.)

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
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9046
Email: jim.seeger@ci.stpaul.mn.us

Attachments