

568 Snellign Ave N  
Items to be Completed 2013

Number	Description as provided	Repairs Completed	Completed By	Permit	Date of completion
11	568 - 2nd Floor - Hallway - MSFC 1010.5 - Provide and maintain an approved emergency lighting system.-Repair non-working emergency light fixture.	Lighting fixture has been replaced with a new working appliance.	Eco Electric Inc	2013-252332	Inspection 11/27
13	568 - 2nd Floor - Residential Unit 103 - MSFC 703 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: 20 minutes.-Maintain approved self-closing fire door to the residential unit from hallway.	What door are they looking at. The main door into the unit or the door into the hall from the bedroom.	FLR Inc.		
15	568 - 2nd Floor - Residential Units - MSFC 907.2.10.1.2 - Smoke Alarms - Single or multiple-station smoke alarms shall be installed or maintained in the following locations - On ceiling/wall outside of each sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, and in each story within a dwelling unit including basements. - Provide/maintain battery operated smoke detectors inside of each bedroom. <b>Provide/maintain hard-wired smoke detectors with battery back-up in the common areas outside of sleeping rooms. Relocate improperly placed smoke detector in unit 103 which is above the stove. Securely mount the loose smoke detector in unit 103 bedroom.</b>	<b>Verify, Has there been hardwired detectors installed outside of all sleeping rooms?</b>  New detector have been placed outside of all sleeping rooms. Detector was removed from above the stove and detector in bedroom on 103 was remounted.	Eco Electric Inc	2013-252332	Inspection 11/27
20	568 - 2nd Floor Residential Unit - Kitchen - MSFC 703 - Provide and maintain fire rated wall construction with approved materials and methods. - Provide approved fire separation where single-pane non-rated windows are open to another unit.	Construction of a sheetrock wall over the windows with insulation to provide 1 hour separation between the spaces.	FLR Inc.		12/31/2013
21	568 - 2nd Floor Residential Unit - Kitchen - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-Repair water damaged cabinet under sink.	Overlay of the interior base of the cabinet with new plywood.	FLR Inc.		12/31/2013
22	Basement - Boiler Room - MSFC 703 - Provide, repair or replace the fire rated door and assembly.-Repair and maintain the door latch on fire door into 1572 Edmund boiler room.	Door is currently a 20 min door. Will need to be replaced with a 1 hr solid door.	FLR Inc.		12/31/2013
23	Basement - Boiler Rooms - MSFC 703 - Repair and maintain the required fire resistive construction with approved materials and methods. - Provide fire-stopping and seal openings to maintain 1 hour fire separation between boiler rooms and other areas of the building. Seal the 'Laundry Chute' opening between 2nd floor residential unit and basement boiler room.	Ducting is not for a 'Laundry Chute'. Ducting is for an abandoned ventilation system. Ductwork goes from the basement boiler room to the floor of the rear garage on the ground level. This was most likely abandoned when the garage was added to the back of the building. Vent will be filled with at least 12 inches for Mineral Wool insulation to provide a fire separation.	FLR Inc.		12/31/2013

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24	Basement - Emergency Lighting - MSFC 1010.5 - Provide and maintain an approved emergency lighting system.-Depending on final layout of basement as indicated in plans, exit signs, emergency lighting and/or additional exits may be required. Without determining layout and intended occupancy classification of these areas, the required number of exits could not be calculated.	Additional lighting has been added. Exit signs have been placed.	Samer Building Owner	2013-252332 N/A	Inspection 11/27 Completed to Date
35	Residential Units - Smoke Detectors - MSFC 907.2.10.1.2 - Smoke Alarms - Single or multiple-station smoke alarms shall be installed or maintained in the following locations - On ceiling/wall outside of each sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, and in each story within a dwelling unit including basements.-Provide battery operated smoke detectors inside of bedrooms where missing. Replace older smoke detectors which are beyond rated life.	General Duplication line #15		2013-252332	Inspection 11/27
36	Residential Units - Smoke Detectors - SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.	General Duplication line #17		2013-252332	Inspection 11/27
38	Throughout - Closets - NEC 410-8 (b) (1) Provide for the incandescent light fixtures in closets to have a completely enclosed lamp.	Lamps have been added where needed to code.	Eco Electric Inc	2013-252332	Inspection 11/27
42	Throughout - Fireplaces - NFPA 211.9-2 - Have the chimneys, fireplaces, and vents inspected for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs shall be done if indicated by the inspection	Fireplaces are currently out of service and have been sealed. Will wall off firebox if required.	FLR Inc.		13-Dec
44	Throughout - Stairways - MSFC 104.9, 1005.3.2.2 - Remove the storage under the stairs or provide and maintain 1 hour fire resistive construction on the storage side of the stairs.	Storage under stairs has been removed. Additional walling off of the West side of the stair will be completed. East side of the stair can not be sealed off due to access to several mechanicals. Storage in this area has been cleared.	FLR Inc.		13-Dec
49	Throughout - Windows - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-	Several windows have been replaced There are still 2 windows that has small cracks. Windows have been ordered.	WHO??		
a:	Replace cracked window glass.				
b:	Repair damaged window frames.				
d:	All openable windows require a screen, repair/replace where damaged or missing.	Who and What			
e:	Scrape and paint interior and exterior of window frames where peeling.	Who and What			

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	<b>Electrical:</b>				
	<b>Minnesota Electrical Act - All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit. Any open walls or walls opened as part of this project must be wired to the standards of the current NEC.</b>				

	<b>Electrical Inspector: Dave Blank – (651)266-9035</b>				
51	1 <sup>st</sup> floor - SPLC 34.14(2) c - Install GFCI receptacles within 6 ft of sinks in commercial areas.	Outlets have been replaced with GFCI's	Eco Electric Inc	2013-252332	Inspection 11/27
52	Basement – Boilers - MSFC 605.1– Properly wire boiler circulation pumps to current NEC.	Completed	Eco Electric Inc	2013-252332	Inspection 11/27
53	Basement – Electrical Service Disconnect - MSFC 605.1 – Replace 400 amp service disconnect due to excessive corrosion.	Opened and cleaned removing the rust. No replacement needed.	Eco Electric Inc	2013-252332	Inspection 11/27
54	Basement – Water Meter - SPLC 34.14 (2) a – Ground the electrical service to the water service with a copper conductor within 5' of the entrance point of the water service.	Copper grounding wire installed	Eco Electric Inc	2013-252332	Inspection 11/27
55	Basement – Water Meter - SPLC 34.14 (2) a – Bond around the water meter with a copper wire sized for the electrical service per Article 250 of the NEC.	Grounding completed	Eco Electric Inc	2013-252332	Inspection 11/27
56	Throughout - SPLC 34.14 (2) a, c – Provide a complete circuit directory at all electrical panels indicating location and use of all circuits.	Was this completed???			
57	Throughout - MSFC 605.1 – Verify that fuses/circuit breaker amperage matches wire size in all electrical panels.	Verification completed	Eco Electric Inc	2013-252332	Inspection 11/27
58	Throughout - MSFC 605.6 - Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers.	All junction boxes covered and panels updated	Eco Electric Inc	2013-252332	Inspection 11/27
59	Throughout - MSFC 605.1 - Properly strap interior and exterior, cables and conduits throughout the building.	Additional cable straps have been added	Eco Electric Inc	2013-252332	Inspection 11/27
60	Throughout -MSFC 605.1, 605.6 - Repair or replace all broken, missing, or loose light fixtures, switches & outlets, covers, and plates.	Fixtures updated. Some duplication with line #59	Eco Electric Inc	2013-252332	Inspection 11/27
61	Throughout -MSFC 605.1 - Check all outlets for proper polarity and verify ground on 3-prong outlets. Repair or replace to NEC 406.4.	Verification completed Some duplication with line #59	Eco Electric Inc	2013-252332	Inspection 11/27
62	Throughout -MSFC 605.1 – Remove and/or rewire all illegal, improper, or hazardous wiring throughout building to current NEC.	Completed	Eco Electric Inc	2013-252332	Inspection 11/27

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63	Throughout -MSFC 605.1 - Replace all painted-over receptacles	All painted receptacles have been replaced	Eco Electric Inc	2013-252332	Inspection 11/27
65	Throughout – Electrical Panels - MSFC 605.1 – Ensure Proper feeder wiring to all sub-panels in the building.	Completed	Eco Electric Inc	2013-252332	Inspection 11/27
66	568 Snelling Unit - MSFC 605.1 – 568 Snelling Ave. N. – No Access. Ensure all electrical maintained and installed properly in this suite and provide access for electrical inspector at time of permit inspection.	Completed Area by panel has been cleared	Eco Electric Inc	2013-252332	Inspection 11/27

	<b>Mechanical:</b>				
	<b>MN Rules 1300.0120 - Mechanical permits are required for this work. All work must be completed by a licensed contractor.</b>				
	<b>Mechanical Inspector: Jerry Hanson – (651)266-9044</b>				
67	Basement - Boilers - SPLC 34.11 (6) - Clean and Orsat test boiler burners. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating units are safe. The current reports are not valid because the tests were performed by a unlicensed company and the tester's information and signature were forged	Boiler test will be completed December 2013	Ryan Heating and Plumbing	TDB	12/31/2013
68	Basement – Gas Service - MFGC 409.1 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.	Shutoff to be installed at the meter. Meter is located in the basement NW corner.	Ryan Heating and Plumbing	TBD	12/31/2013

70	1572 Edmund – 2 <sup>nd</sup> Floor Residential Units - MMC 918.8 - A forced warm air heating system may only serve one dwelling unit, dwelling separation is required.	No changes have been made to the heating system. Should this be a grandfathered issue.			
71	1572 Edmund – Equipment Room - MMC 304 - Remove ducting from unit heater and seal openings in the walls.	Duplication of line #23			
72	1572 Edmund - Unit 103 - MMC 103 - Repair or replace fin tube radiation and covers as needed.	To be completed along with boiler check	Ryan Heating and Plumbing	TBD	12/31/2013
73	566 Snelling – Equipment Room - MMC 1006 - Install boiler pressure relief valve and pipe discharge to within eighteen inches of the floor.	To be completed along with boiler check	Ryan Heating and Plumbing	TBD	12/31/2013
74	566 Snelling – Equipment Room - MMC 103 - Attach metal tag to expansion tank valve stating that this valve must be OPEN at all times except when draining the expansion tank.	To be completed along with boiler check	Ryan Heating and Plumbing	TBD	12/31/2013
75	566 Snelling – Equipment Room - MFGC - 304 - Provide adequate combustion air and support duct to code.	?? Ask Ryan for pricing on this item.			

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76	Basement – Gas Piping - MFGC - 407 - Provide support for gas lines to code.	Additional supports to be added where needed.	Ryan Heating and Plumbing	TBD	12/31/2013
77	Basement – Gas Piping - MMC 103 - Plug, cap and/or remove all disconnected gas lines and unapproved valves and fittings.	Stainless Steel gas line from the 1572 boiler room to be removed and capped.	Ryan Heating and Plumbing	TBD	12/31/2013
78	Throughout - Bathrooms - MRC R303.3 - Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.	All bathrooms are in interior locations with the exception of two that are in the basement on the front of the building along Snelling. There would be no reason to add windows to interior bathrooms as they would provide no functional purpose. Adding windows to the two basement bathrooms would require adding egress windows into the sidewalk along Snelling. This will also block access to the doors into the businesses.			
79	Throughout - SPLC 34.11(6) - Provide heat in every habitable room including bathrooms.	To be verified			
80	Throughout - MMC 103 - Support supply and return piping for heating system according to code.	To be verified			
81	Throughout - MMC 1208.1 - Conduct witnessed pressure test on hot water heating systems and check for leaks.	To be completed along with boiler check	Ryan Heating and Plumbing	TBD	12/31/2013
82	Throughout - MMC 103 - Repair or replace radiator valves as needed.	To be completed along with boiler check	Ryan Heating and Plumbing	TBD	12/31/2013
83	Inspector notes: No exhausts in basement bathrooms. Cast iron fitting on gas line in 1572 boiler room. Several plug valves and CSST on gas lines in basement. A lot of gas piping is concealed. There is one gas meter for the entire building.				
	<b>Plumbing:</b>				
	<b>All corrections to waste, vent, water and gas piping shall be as per the Minnesota Plumbing Code Chapter 4715 and Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code and the Saint Paul Regional Water Service Code.</b>				
	<b>Plumbing Inspector: Jim Kaufer – (651)266-9054</b>				
88	568 - 2nd Floor - Sink - MPC 0200(e), MPC 2500 - Install a proper fixture vent to code.	Verification of proper fixture and vent, Current loop vent	Ryan Plumbing	TBD	12/31/2013

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89	568 - 2nd Floor - Lavatory - MPC 2300 Install the waste piping to code.	Lavatory dated to the original construction	Ryan Plumbing	TBD	12/31/2013
91	570 - Basement - Water Heater - MPC 1730.1 - Install the water piping for the water heater to code.	Verification	Ryan Plumbing	TBD	12/31/2013
92	570 - Basement - Water Heater - MPC 2180 - The water heater must be fired and in service.	Water heater is currently fired and in service.			
93	570 - 1st Floor - Lavatory - MPC 0200(e), MPC 2500 Install a proper fixture vent to code.	Currently vented			
94	1566 - Basement - Water Heater - MPC 1730.1 - Install the water piping for the water heater to code.	To be verified and inspected			
95	1566 - Basement - Water Heater - MPC 2180 - The water heater must be fired and in service.	Water heater is currently fired and in service.			
96	1566 - Basement - Sink - MPC 200(e), MPC 2500 - Install a proper fixture vent to code.	Vented and visible			
97	1566 - Basement - Sink - MPC 200(p) - Install the water piping to code.1566 - 1st Floor - Sink - MPC 0200 E & MPC 2500 Install a proper fixture vent to code.	Vented and visible Duplicate line			
98	1566 - 1st Floor - Lavatory - MPC 200(e), MPC 2500 - Install a proper fixture vent to code.	Vented and visible			
99	1566 - 1st Floor - Lavatory - MPC 200(o) - Repair/replace the fixture that is missing, broken or has parts missing	Fixture to be replaced	Ryan Plumbing	TBD	12/31/2013
100	1566 - 1st Floor - Lavatory - MPC 200(p) - Repair/replace the faucet that is missing, broken or has parts missing.	Duplicate line #99			
101	1568 - 2nd Floor - Sink - MPC 2300 Install the waste piping to code.	To be verified and inspected			
102	1568 - 2nd Floor - Sink - MPC 2300 Install the waste piping to code.	To be verified and inspected			
103	1570 - Basement - Sink - MPC 2300 Install the waste piping to code.	Vented and visible			
104	1570 - 1st Floor - Sink - MPC 0200(e), MPC 2500 - Install a proper fixture vent to code.	Vented and visible			
105	1572 Unit 103 - 1st Floor - Lavatory - MPC 2300 - Install the waste piping to code.	Unit 103 is on the 2nd floor			
106	1572 Unit 103 - 1st Floor - Toilet - MPC 870 - Reset the toilet on a firm base.	Unit 103 is on the 2nd floor			
107	1572 Unit 103 - 1st Floor - Tub/Shower - MPC 2300 - Install the waste piping to code.	Unit 103 is on the 2nd floor			
108	1572 Unit 103 - 1st Floor - Tub/Shower - MPC 1380.5 - Install an anti-scald control device, ASSE Standard 1016.	Unit 103 is on the 2nd floor			
109	1572 Unit 103 - 1st Floor - Tub/Shower - MPC 1240 -Replace the waste and overflow.	Unit 103 is on the 2nd floor			
110	1572 Unit 102 - 2nd Floor - Sink - MPC 200(e), MPC 2500 -Install a proper fixture vent to code.	To be verified and inspected			

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111	1572 Unit 102 - 2nd Floor - Sink - MPC 2300 - Install the waste piping to code.	To be verified and inspected			
112	1572 Unit 102 - 2nd Floor - Tub/Shower - MPC 200(p) - Install the water piping to code.	To be verified and inspected			
113	Throughout - Basement - Water Piping - MPC 0420 - Replace all the improper fittings and fittings that have improper usage.	Several improper fittings have been identified changing ABS to PVC. Several of these will be removed by removing 2 sinks into eh basement and removing the plumbing. Several other pieces will be replaced throughout the basement.	Ryan Plumbing	TBD	12/31/2013
114	Throughout - Basement - Water Piping - MPC 2100 - Install a proper backflow assembly or device for the boiler fill water line.				
115	Throughout - Basement - Water Piping - MPC 1700 - Provide water piping to all fixtures and appliances.				
116	Throughout - Soil/Waste Piping - MPC 1430.4 - Install proper pipe supports.	To be verified and inspected	Ryan Plumbing	TBD	12/31/2013
117	Throughout - Soil/Waste Piping - MPC 2420 - Replace all improper connections, transitions, fittings or pipe usage.	See item 113			12/31/2013