



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

## Code Compliance Report

December 22, 2016

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

DITECH FINANCIAL LLC, C/O SHAPIO & ZIELKE  
12550 FRONTAGE ROAD W SUITE 200  
BURNSVILLE MN 55337

Re: 1150 Reaney Ave  
File#: 12 080748 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on December 16, 2016.

Please be advised that this report is accurate and correct as of the date December 22, 2016. 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 22, 2016. 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) RT1 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 or replace damaged doors and frames as necessary, including storm doors. 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. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
10. 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
11. Provide major clean- up of premises. SPLC 34.34 (4)
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
14. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
15. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
16. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
17. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
18. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
19. Remove all wall and ceiling covering from basement.
20. West and center of house foundation has major settling , have structural engineer evaluate structure and submit report .
21. Replace drip cap on top of freeze board and all decayed siding and trim.
22. Install basement handrail to code.
23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
24. Remove soil from against floor joist and support beams in crawl space and install vapor barrier on grade.
25. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
26. 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
27. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
28. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
29. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
30. 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)
31. 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**

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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. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
4. Throughout - 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
5. 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
6. Throughout - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
7. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

**PLUMBING Inspector: Steve Fernlund**

**Phone: 651- 266- 9052**

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1. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
2. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
4. Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.
5. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
6. Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
7. Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
8. Basement - Water Piping - (MPC 603.5.10) Install a proper backflow assembly or device for the boiler fill water line.
9. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
10. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector

and gas piping for the range.

11. Second Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
12. 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: Maureen Hanson**

**Phone: 651- 266- 9043**

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1. Clean and Orsat test 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
2. Install approved metal chimney liner
3. Connect boiler and water heater venting into chimney liner
4. Vent clothes dryer to code
5. Provide support for gas lines to code
6. Plug, cap and/or remove all disconnected gas lines
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. Support supply and return piping from heating system according to code
10. Conduct witnessed pressure test on hot water heating system and check for leaks
11. Conduct witnessed pressure test on gas system and check for leaks
12. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
13. Repair or replace radiator valves as needed
14. Mechanical gas and hydronics permits are required for the above work.

**Notes:**

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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. Provide plans and specifications for any portion of the building that is to be

rebuilt.

4. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
5. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

**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](mailto:jim.seeger@ci.stpaul.mn.us)

Attachments