



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
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Code Compliance Report

November 19, 2013

TALBOT REALTY
6043 HUDSON ROAD SUITE 140F
WOODBURY MN 55125

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

Re: 444 Beacon Ave
File#: 12 213800 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on October 24, 2013.

Please be advised that this report is accurate and correct as of the date November 19, 2013. 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 November 19, 2013. 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) RM2 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger Phone: 651-266-9046

- Cover water meter pit with concrete or decay resistant, screwed-down cover. Cleanouts to be flush with floor slab.
- Remove or encapsulate asbestos in an approved manner.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- Repair or replace damaged doors and frames as necessary, including storm doors.

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- Weather seal exterior doors, threshold and weather-stripping.
- Repair walls, ceiling and floors throughout, as necessary.
- 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.
- 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.
- Provide fire block construction as necessary and seal chases in basement ceiling.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Provide general rehabilitation of garage.
- Install address numbers visible from street and on the alley side of garage.
- Remove drywall from basement ceiling or properly install.
- Install handrail and guardrail to code on basement stairs.
- Install safety glass in window at both stair landing windows.
- Repair flooring under carpet in northwest bedroom.
- Attic room needs egress window to meet code if bedroom.
- Install handrail and guardrail to code on 3rd floor stairs.
- Install safety glass in window at 3rd floor stair landing.
- Front porch aluminum wrap on freeze board needs slope away from building and flashing for siding to seal out water.
- Install deck flashing at house connection to deck.
- Replace all roof covering, siding, trim and soffits on garage.
- A building permit is required to correct the above deficiencies.

ELECTRICAL Inspector: Randy Klossner Phone: 651-266-9032

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Ground bathroom light in first floor bathroom and kitchen sink light.

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ELECTRICAL Inspector: Randy Klossner Phone: 651-266-9032

- Remove all cord wiring
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Install hard-wired, battery backup smoke detector and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Install receptacle for garage door opener
- Remove and or/ re-wire all illegal, improper or hazardous wiring in garage and 3rd level (wired without permits).
- Replace all painted-over receptacles.
- Remove/rewire dishwasher to current NEC.
- Insure old hot tub branch circuit disconnected and all boxes terminated and closed per NEC.
- Install NM cable connectors in panel where required by the NEC.
- Remove/rewire overhead garage feeder to current NEC.
- Based on repair list purchase permit for 6 circuits minimum.
- 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.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Rick Jacobs Phone: 651-266-9054

- Basement - Water Heater - Vent must be in chimney liner (MFGC 501.12)
- Basement - Water Heater - gas venting incorrect (MFGC 503)
- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Meter - corroded piping; incorrect piping (MPC 0200 0.)
- Basement - Water Meter - raise meter to a minimum 12 inches above floor (MPC 2280)
- Basement - Water Meter - remove meter from pit (SPRW 94.04)
- Basement - Water Meter - service valves not functional or correct (MPC 1800 Subp 3,4)
- Basement - Water Meter - support meter properly (MPC 2280)
- Basement - Water Piping - boiler fill water line requires backflow assembly or device (MPC 2100)
- Basement - Water Piping - pipe sizing incorrect (MPC 4715.1730)
- Basement - Water Piping - provide water piping to all fixtures and appliances (MPC 1700)
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)
- Basement - Gas Piping - add appropriate metal hangers (MFGC 407.2)
- Basement - Gas Piping - dryer gas shutoff; connector or piping incorrect (MFGC 411)

PLUMBING Inspector: Rick Jacobs Phone: 651-266-9054

- Basement - Gas Piping - replace improper piping or fittings (MFGC 411)
- Basement - Gas Piping - run dryer vent to code (MFGC 614.1 - 614.7)
- Basement - Soil and Waste Piping - add appropriate hangers (MPC 1430 Subp. 4)
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Soil and Waste Piping - improper pipe supports (MPC 1430 Subp. 4)
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - no soil stack base clean out
- Basement - Soil and Waste Piping - replace the floor drain cover or clean out plug (MPC 1300)
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)
- Basement - Laundry Tub - faucet is missing, broken or parts missing (MPC 0200. P.)
- Basement - Laundry Tub - fixture is broken or parts missing (MPC 0200 0.)
- Basement - Laundry Tub - incorrectly vented (MPC 2500)
- Basement - Laundry Tub - provide a vacuum breaker for the spout (MPC 2000 B)
- Basement - Laundry Tub - waste incorrect (MPC 2300)
- Basement - Laundry Tub - water piping incorrect (MPC 0200 P.)
- First Floor - Secure the lavatory on the first floor to the wall properly.
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (MFGC 411)
- First Floor - Lavatory - waste incorrect (MPC 2300)
- First Floor - Sink - waste incorrect (MPC 2300)
- First Floor - Tub and Shower - Provide access (MPC 0900)
- First Floor - Tub and Shower - provide stopper (MPC 1240)
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- 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: Kevin Chapdelaine Phone: 651-266-9042

- Install approved level handle manual gas shutoff valve on boiler and remove unapproved valve.
- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe
- Install approved metal chimney liner
- Replace boiler flue venting to code and seal unused openings in chimney.
- Connect boiler and water heater venting into chimney liner
- Provide adequate combustion air and support duct to code
- Plug, cap and/or remove all disconnected gas lines

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HEATING Inspector: Kevin Chapdelaine Phone: 651-266-9042

- 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.
- Conduct witnessed pressure test on hot water heating system and check for leaks
- Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
- Repair or replace radiator valves as needed
- Install isolation valves on boiler supply and return.
- Remove wood stove and chimney from garage and seal openings.
- Mechanical gas and hydronic permits are required for the above work.

Notes:

- See attachment for permit requirements and appeals procedure.
- This property is designed by the Vacant Buildings Department as a Category #3 which requires a \$5000.00 Performance Bond or Deposit at the time the permit is issued.
- 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
Phone: 651-266-9046
Email: jim.seeger@ci.stpaul.mn.us

JLS:ml

Attachments