



Code Compliance Report

May 18, 2015

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

CITI MORTGAGE C/O TANGLETOWN REALTY
1705 MARION ST
ROSEVILLE MN 55113

Re: 956 Geranium Ave E
File#: 13 256080 VB2

Dear Property Owner:

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

Please be advised that this report is accurate and correct as of the date May 18, 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 May 18, 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) RT1 zoning district.
2. The property was inspected as a Duplex.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
3. 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)
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. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
7. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
8. 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
9. Provide major clean- up of premises. SPLC 34.34 (4)
10. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
11. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
13. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
14. Provide general rehabilitation of garage. SPLC 34.32 (3)
15. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
16. Tuckpoint inside and outside of house foundation after soil and foundation corrections.
17. Replace rear roof covering and all decayed roof boards and rafters. Call for inspections before covering.
18. Repair ceiling and insulation in 1st. floor rear room , call for inspections before covering.
19. Replace overhead garage door and all decayed fascia.
20. Replace decayed bottom row of siding on garage and decayed service door jamb.
21. Replace basement entry roof and walls at rear of house.
22. House is about 5 inches out of level and out of plumb , soil problem on east side of house. Have soils tested and repair per engineers report from soils correction test.
23. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
24. Weather seal basement bulk head using approved materials. SPLC 34.09 (1b)
25. 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
26. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
27. 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
28. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
29. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)

30. 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. 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
2. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
3. Install globe type fixtures on all closet lights. NEC 410
4. Properly install NM cable into panels with listed connectors and protect NM cable where required per the NEC.
5. Property listed as a duplex. If a kitchen is required on the second level it shall be wired to the current NEC.
6. Provide a complete circuit directory at both service panels indicating location and use of all circuits. Article 408.4, NEC
7. Replace circuit breakers in electrical panels that are not listed for that panelboard with proper breakers. Article 110.3 (B)
8. Verify that circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
9. 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
10. Properly strap and support cables and/or conduits. Chapter 3, NEC
11. 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
12. 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
13. 1st Floor - Properly wire dishwasher/disposal to current NEC.
14. 1st Floor - Bedroom - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
15. 2nd Floor - Stairwell - Illegally upgraded service panel. Relocate, wire and ground to current NEC.
16. Attic - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
17. Basement - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
18. Basement - Replace electrical service panel due to excessive corrosion. Article 110.12 (B), NEC
19. Basement - Replace conduit/fittings due to excessive corrosion. Article 110.12

(B), NEC

20. Garage - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. (no access at time of inspection)
21. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
22. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
23. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Steve Fernlund

Phone: 651- 266- 9052

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 - 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 - Soil and Waste Piping - (MPC 2420) Replace all improper connections, transitions, fittings or pipe usage.
7. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
8. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
9. Basement - Water Heater - (MPC 1730 Subp.1) Install the water piping for the water heater to code.
10. Basement - Water Heater - (MPC 2180) The water heater must be fired and in service.
11. Basement - Water Meter - (MPC 0.200 O) Repair the corroded or incorrect water meter piping. Copper piping before meter must be brazed or flared.
12. Basement - Water Piping - (MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
13. Basement - Water Piping - (SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
14. Exterior - Lawn Hydrants - (MPC 2000) The lawn hydrant(s) require a backflow assembly or device.
15. First Floor - Provide code approved faucet at first floor bathtub.
16. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
17. First Floor - Lavatory - (MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
18. First Floor - Lavatory - (MPC 2300) Install the waste piping to code.
19. First Floor - Sink - (MPC 0200 E & MPC 2500) Install a proper fixture vent to code.

20. First Floor - Sink - (MPC 2300) Install the waste piping to code.
21. First Floor - Toilet Facilities - (MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
22. First Floor - Toilet Facilities - (MPC 2300) Install the waste piping to code.
23. First Floor - Tub and Shower - (MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
24. First Floor - Tub and Shower - (MPC 2300) Install the waste piping to code.
25. Second Floor - Tub and Shower - (MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
26. Second Floor - Tub and Shower - (MPC 1240) Replace the waste and overflow.
27. 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: Maureen Hanson

Phone: 651- 266- 9043

1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
2. Clean and Orsat test furnace 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
3. Replace furnace flue venting to code
4. Connect furnace and water heater venting into chimney liner
5. Provide adequate clearance from flue vent pipe on furnace to combustible materials or provide approved shielding according to code
6. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
7. Provide adequate combustion air and support duct to code
8. Provide support for gas lines to code
9. Plug, cap and/or remove all disconnected gas lines
10. 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. A mechanical ventilation permit will be required for the bath fan.
11. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
12. Run A/C condensate drain three-quarter inch nominal size to an approved location and secure as needed. Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.
13. Mechanical gas permit must be obtained for the above corrections.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
3. 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.)

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