



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Saint Paul, Minnesota 55101-1806

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Code Compliance Report

October 28, 2011

Midwest Investments LLC
Po Box 25466
St Paul MN 55125-0466

Re: 758 Maryland Ave E
File#: 07 214980 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on October 06, 2011.

Please be advised that this report is accurate and correct as of the date October 28, 2011. 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 October 28, 2011. 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:

BUILDING **Inspector: Joe Ehrlich** **Phone: 651-266-9028**

- Insure basement cellar floor is even, is cleanable, and all holes are filled.
- Tuck Point interior/exterior of foundation as necessary.
- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- 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.
- 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.
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- 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.
- Air-seal and insulate attic/access door.
- Provide major clean-up of premises.

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BUILDING **Inspector: Joe Ehrlich** **Phone: 651-266-9028**

- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Provide ground cover capable of controlling sediment and erosion.
- Remove trees which are against foundation of home and garage.
- Install drip cap on rear west door and paint trim.
- Replace front sidewalk at front steps bottom riser to high.
- Insure tempered glass in windows over bathtubs.
- Insure tempered glass in stair landing windows.
- Repair or replace basement windows.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Dan Moynihan** **Phone: 651-266-9036**

- Secure and ground second floor kitchen light and repair 3-prong over receptacle that is not grounded.
- Based on repair list purchase minimum fee permit.

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

- Basement - Water Heater - Gas Control valve parts missing (MPC 0200 V.)
- Basement - Water Heater - gas venting incorrect (IFGC 503)
- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Piping - boiler fill water line requires backflow assembly or device (MPC 2100)
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)
- Basement - Laundry Tub - incorrectly vented (MPC 2500)
- Basement - Laundry Tub - provide a vacuum breaker for the spout (MPC 2000 B)
- First Floor - Gas Piping - dryer gas shutoff; connector or piping incorrect (IFGC 402.1)
- First Floor - Toilet Facilities - incorrectly vented (MPC 2500)
- Second Floor - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)
- Second Floor - Tub and Shower - fixture is broken or parts missing (MPC 0200 0.)
- Exterior - Lawn Hydrants - Broken or parts missing (MPC 0200 K)
- Exterior - Rain Leader - Not properly plugged or capped off
- Comments - Need permits and corrections for two water heaters, two tub and showers, two kitchen sinks and any waste, vent or water pipe that was installed and never permitted.
- Obtain plumbing permits prior to commencement of work.

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HEATING **Inspector: Maureen Hanson** **Phone: 651-266-9043**

- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
- Provide adequate clearance from flue vent pipe on boiler to combustible materials or provide approved shielding according to code.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines.
- 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.
- Provide heat in every habitable room and bathrooms.
- 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.
- Seal chimney penetration in basement.
- Gas and hydronic mechanical permits are required for the above work and for radiators installed since last code compliance inspection.

ZONING

1. This property is in a(n) RT1 zoning district.
2. This property was inspected as a Duplex.

Notes:

- See attachment for permit requirements and appeals procedure.
- 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 Joe Ehrlich 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

JLS:ml

Email: james.seeger@ci.stpaul.mn.us

Attachments