



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

## Code Compliance Report

June 30, 2010

HOMEQ SERVICING  
4837 WATT AVE  
NORTH HIGHLANDS CA 95660

Re: 228 Edmund Ave  
File#: 10 309252 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on June 17, 2010.

Please be advised that this report is accurate and correct as of the date June 30, 2010. 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 June 30, 2010. 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: Jim Seeger**                      **Phone: 651-266-9046**

- 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.
- Permanently secure top and bottom of support posts in an approved manner.
- Cover water meter pit with concrete or decay resistant, screwed-down cover. Cleanouts to be flush with floor slab.
- 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).
- Maintain one hour fire separation between dwelling units and between units and common areas.
- 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.

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

- 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.
- Weather seal exterior doors, threshold and weather-stripping.
- Install floor covering in bathroom and kitchen that is impervious to water.
- 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.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- 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.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Provide major rehabilitation of garage.
- Install address numbers visible from street and on the alley side of garage.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Remove trees which are against foundation of home and garage.
- Openings in stair risers must be less than 4 inches.
- Replace broken or rotted fascia, soffit, trim and siding with same type or replace all.
- Provide landing for rear entry and re-level stairs.
- Repair garage walls and straighten, replace all damaged or rotted trim and siding, also replace garage doors and provide 6 inch clearance from siding to grade around garage.
- Install tempered glass in window over stairs and bathtub to Code.
- Install attic guardrail and handrail to Code.
- Remove carpet from basement.
- Repair basement window to Code.
- A building permit is required to correct the above deficiencies.

**ELECTRICAL**                      **Inspector: Mike Popovich**                      **Phone: 651-266-9035**

- 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

**ELECTRICAL**      **Inspector: Mike Popovich**      **Phone: 651-266-9035**

- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Install S type fuse adapters and proper size S fuses listed circuit breakers
- Verify that fuse/circuit breaker amperage matches wire size
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
- Properly strap cables and conduits in basement.
- Provide one (1) light for each 200 square feet in unfinished basement. One light must be switched on from the top of the stairs
- 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
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Properly wire exterior lights at front/back door
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement/garage
- Check building write-up for fire resistance requirements if both panels are in the common area in a basement or move 2nd unit electrical panel board to the second unit
- Replace all painted-over receptacles.
- Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
- 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 2008 NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

**PLUMBING**      **Inspector: Tom Schweitzer**      **Phone: 651-266-9055**

- First Floor - Tub and Shower - provide stopper (MPC 1240)
- Basement - Gas Piping - dryer gas shutoff; connector or piping incorrect (IFGC 402.1)
- Basement - Laundry Tub - faucet is missing, broken or parts missing (MPC 0200. P.)
- Basement - Laundry Tub - unvented (MPC 0200 E)
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - no soil stack base clean out

**PLUMBING**                      **Inspector: Tom Schweitzer**                      **Phone: 651-266-9055**

- Basement - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Meter - remove meter from pit (MPC 88.08)
- Basement - Water Piping - add appropriate hangers (MPC 1430 Subp. 4)
- Basement - Water Piping - pipe sizing incorrect (MPC 4715.1730)
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- First Floor - Gas Piping - replace corroded piping (IFGC 406.1.2)
- First Floor - Toilet Facilities - incorrectly vented (MPC 2500)
- First Floor - Tub and Shower - waste incorrect (MPC 2300)
- Second Floor - Lavatory - unvented (MPC 0200. E)
- Second Floor - Sink - unvented (MPC 0200. E)
- Second Floor - Toilet Facilities - incorrectly vented (MPC 2500)
- Second Floor - Tub and Shower - Provide air gap on faucet.
- Obtain plumbing permits prior to commencement of work.

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

- Install approved lever handle manual gas shutoff valve on both furnaces and remove unapproved valves.
- Install approved automatic gas valve on basement furnace.
- Install basement furnace vent connector to code.
- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee in each unit.
- Clean and Orsat test furnace burners. Check all controls for proper operation. Check furnace heat exchangers for leaks; provide documentation from a licensed contractor that the heating units are safe.
- Vent clothes dryer to code.
- Provide support for basement gas lines to code.
- Provide appropriate size operable window in bathrooms or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- Install furnace air filter access cover.
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms.
- Install attic furnace duct work to code
- Gas and warm air mechanical permits are required for the above work.

Re: 228 Edmund Ave  
Page 5

## **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 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 651-266-8989 or leave a voice mail message.

Sincerely,

James L. Seeger  
Code Compliance Officer  
JLS:ml  
Attachments