



CITY OF SAINT PAUL

Code Compliance Report

February 04, 2019

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

US BANK NA TRUSTEE
PO BOX 18539
ATLANTA GA 31126

Re: 1764 Bush Ave
File#: 18 117355 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on January 08, 2019.

Please be advised that this report is accurate and correct as of the date February 04, 2019. 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 February 04, 2019. 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) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
2. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
3. Provide general rehabilitation of garage. SPLC 34.32 (3)
4. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
5. Provide complete storms and screens, in good repair for all door and window

- openings. SPLC 34.09 (3e)
6. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
 7. 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)
 8. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 9. 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
 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. 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: Gary Koehnen

Phone: 651-266-9039

1. Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
2. 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
3. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
4. Install receptacle for garage door opener. Article 400.8, NEC
5. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Including garage.
6. Replace electrical service panel. Article 110.12 (B), NEC
7. Properly wire furnace to current NEC.
8. Properly wire electric range receptacle/branch circuit/overcurrent device to current NEC.
9. Illegally upgraded service panel. Wire and ground to current NEC.
10. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
11. 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
12. Properly strap and support cables and/or conduits. Chapter 3, NEC Including exterior, interior and garage. All low voltage included.
13. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
14. 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

15. 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
16. 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 .0100 & 901) Install a proper fixture vent to code.
4. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
5. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
6. Basement -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
7. Basement -Lavatory -(MPC 701) Install the waste piping to code. Remove saddle.
8. Basement -Soil and Waste Piping -(MPC .0100 M & 418.2) Replace the floor drain cover or clean out plug.
9. Basement -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
10. Basement -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
11. Basement -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
12. Basement -Tub and Shower -(MPC 701) Install the waste piping to code.
13. Basement -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
14. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
15. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
16. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
17. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
18. First Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
19. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
20. First Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
21. First Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.

22. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
23. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
24. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
25. First Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
26. First Floor -Tub and Shower -(MPC 417.3) Install a vacuum breaker for the hand held shower.
27. First Floor -Tub and Shower -(MPC 417.1) Provide a code compliant faucet with the proper air gap.
28. 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: Aaron Havlicek

Phone: 651-266-9043

1. Clean and Orsat test furnace/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. Move return air intake a minimum of ten (10) feet from furnace flue draft diverter or relocate it to another room.
3. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
4. Provide adequate combustion air and support duct to code.
5. Provide support for gas lines to code.
6. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.lug, 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 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.
9. Repair and/or replace heating registers as necessary.
10. Provide heat in every habitable room and bathrooms.
11. Submit documentation verifying that A/C system is operable, if not, repair, replace or remove and seal all openings.
12. Provide a means of returning air from every habitable room to the furnace.

Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.

13. Mechanical permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. 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