



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

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Code Compliance Report

April 11, 2013

US BANK C/O TOM HERZOG REAL ESTATE
5120 EDINA INDUSTRIAL BLVD
EDINA MN 55439

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

Re: 947 Barclay St
File#: 12 015541 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on April 01, 2013.

Please be advised that this report is accurate and correct as of the date April 11, 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 April 11, 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) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

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

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

- 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.
- 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.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
- Install address numbers visible from street and on the alley side of garage.
- Provide durable, dustless parking surface as specified in the zoning code.
- Remove trees which are against foundation of home and garage.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Remove all wall and ceiling covering from basement.
- Double up floor joist under kitchen area.
- Install safety glass in window at top of basement stairs.
- Repair broken treads on basement stairs.
- Basement bedroom not legal for bedroom.
- Replace flashing on chimney and elec. mast.
- Totally rebuild garage to code or remove.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Peggy Schlichte** **Phone: 651-266-9039**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Check all outlets for proper polarity and verify ground on 3-prong outlets

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ELECTRICAL **Inspector: Peggy Schlichte** **Phone: 651-266-9039**

- 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
- Verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- Install S type fuse adapters and proper size S fuses listed circuit breakers
- Verify that fuse amperage matches wire size
- Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers
- Properly strap cables and conduits in basement/ conduit and service conduit on the exterior of the house.
- Install/replace GFCI receptacle in first bathroom adjacent to the sink - Verify the location of the GFCI receptacle for the usage of a cord plugged in. Relocate if needed.
- Remove all cord wiring
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- 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
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement/garage/stairway wall to basement
- Replace all painted-over receptacles.
- Based on repair list purchase permit for 8 circuits
- Verify wiring to all electrical heaters. Wire to 2011 NEC
- Add 2 receptacles - 1 on north living room wall and 1 in upper bedroom northwest area
- Verify any wiring to shed. Remove or rewire to 2011 NEC. No entry at time of inspection.
- Need bonding bushing at panel
- 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 - No gas shut off or gas piping incorrect (MFGC 402.1)
- Basement - Water Heater - T and P relief discharge piping incorrect (MPC 2210 Subp. 4)
- Basement - Water Heater - Vent must be in chimney liner (MFGC 501.12)
- Basement - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Water Heater - gas venting incorrect (MFGC 503)

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

- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Meter - meter is removed or not in service (MPC 4715.1700)
- Basement - Water Piping - improper fittings or usage (MPC 0420)
- 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 - replace improper piping or fittings (MFGC 411)
- 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 soil stack base clean out
- Basement - Soil and Waste Piping - replace corroded cast iron or steel waste piping (MPC 0200)
- 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)
- All Fixtures on First Floor - Plumbing - General - Plumbing was installed without permits and no inspections. Obtain proper permits and provide for proper tests and inspections (0320 Subp. 3)
- First Floor - Re-pipe all first floor waste, vent and water piping to all first floor fixtures according to code.
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (MFGC 411)
- First Floor - Lavatory - incorrectly vented (MPC 2500)
- First Floor - Lavatory - waste incorrect (MPC 2300)
- First Floor - Sink - unvented (MPC 0200. E)
- First Floor - Sink - waste incorrect (MPC 2300)
- First Floor - Sink - water piping incorrect (MPC 0200 P.)
- First Floor - Toilet Facilities - unvented (MPC 0200. E)
- First Floor - Toilet Facilities - waste incorrect (MPC 2300)
- First Floor - Tub and Shower - Provide access (MPC 0900)
- First Floor - Tub and Shower - faucet is missing, broken or parts missing (MPC 0200. P.)
- First Floor - Tub and Shower - incorrectly vented (MPC 2500)
- First Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- First Floor - Tub and Shower - waste incorrect (MPC 2300)
- Exterior - Install one 3 inch full size stack undiminished in size out the roof.
- Exterior - Piping Vents - Incorrect sizing (MPC 2530 Subp. 2)
- Exterior - Piping Vents - vent pipes required (MPC 0200.E.)

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

- 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**

- Install approved level handle manual gas shutoff valve on space heater and remove unapproved valve.
- Clean and Orsat test space heater burner. Check all controls for proper operation. Check heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
- Install approved metal chimney liner.
- Provide adequate clearance from flue vent pipe on space heater 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
- Mechanical gas permit is required for the above work.

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.
- Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
- 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).

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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

JLS:ml
Attachments