



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

August 06, 2009

ATLAS REO SERVICES C/O TERRY DANIELS, AGENT
3580 LINDEN AVE
WHITE BEAR LAKE MN 55110

Re: 111 Hoyt Ave W
File#: 09 097693 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on July 14, 2009.

Please be advised that this report is accurate and correct as of the date August 06, 2009. 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 August 06, 2009. 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**

- Remove mold, mildew and moldy or water damaged materials
- 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 operable hardware at all doors and windows
- Install tempered or safety glass at windows within 2 feet of doorway
- Repair or replace damaged doors and frames as necessary, including storm doors
- Repair walls, ceiling and floors throughout, as necessary
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St Paul Legislative Code, Chap. 34 for additional information).
- Install attic insulation according to applicable code
- Air-seal and insulate attic access door in an approved manner
- Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, or a minimum of 8 sq. ft, one-half of which shall operate; and all bedroom windows shall meet emergency escape requirements (20 inch minimum opening width, 24 inch minimum opening height, and minimum net glazed area of 5.7 sq. ft.)

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

- Provide general clean-up of premise
- Verify proper venting of bath exhaust fan to exterior
- Provide weather sealed, air sealed and vermin sealed exterior
- Repair siding, soffit, fascia, trim, etc. as necessary
- Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation of dwelling.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around garage to direct water away from foundation of garage.
- Provide general rehabilitation of garage.
- Provide ground cover capable of controlling sediment and erosion.
- A building permit is required to correct the above deficiencies
- Repair or remove fence.
- Fill in hole in northwest corner of yard and breakup bottom of concrete tub first.
- Remove garage or re-support concrete block walls per structural engineers report.
- Remove dead trees.
- Install guardrail to code on garage roof.

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

- 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
- 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
- Ground bathroom light in basement/first bathroom/second bathroom and disconnect receptacle on fixture
- 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
- Properly wire exterior lights at front door
- Remove and or/ re-wire all illegal, improper or hazardous wiring in garage
- Remove or re-wire dryer receptacle.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.
- 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).

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

- First Floor - Water Heater - T and P relief discharge piping incorrect
- First Floor - Water Heater - Water piping incorrect
- First Floor - Water Heater - gas venting incorrect
- First Floor - Water Heater - not fired or in service
- First Floor - Water Piping - boiler fill water line requires backflow assembly or device
- First Floor - Water Piping - pipe sizing incorrect
- First Floor - Water Piping - repair or replace all corroded, broken or leaking piping
- First Floor - Gas Piping - dryer gas shutoff; connector or piping incorrect. Dryer vent is incorrect.
- First Floor - Kitchen - Sink - faucet is missing, broken or parts missing
- First Floor - Kitchen - Sink - waste incorrect
- First Floor - Kitchen - Sink - water piping incorrect
- First Floor - Toilet - fix floor and reset to code on firm surface impervious to water.
- First Floor - Tub and Shower - fix walls and caulk properly.
- First Floor - Laundry Tub - provide a vacuum breaker for the spout
- First Floor - Lavatory - waste and water piping incorrect and corroded.
- First Floor - Tub and Shower - Provide a vacuum breaker for the handheld shower
- First Floor - Tub and Shower - Provide access
- First Floor - Tub and Shower - provide anti-scald valve
- First Floor - Tub and Shower - replace waste and overflow
- First Floor - Tub and Shower - water piping incorrect
- Exterior - Lawn Hydrants - none found.
- Comments - Building appears to be slab on grade with no basement - omit lead water supply and run all water supply overhead to code, on outlet side of the meter.

HEATING **Inspector: Paul Lauer** **Phone: 651-266-9041**

- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
- Install water and boiler flue venting to code.
- Provide appropriate size operable window in bathrooms or provide exhaust fan vented to outside. A ventilation permit is required if a fan is installed.
- Provide heat in every habitable room and bathrooms.
- Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
- Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
- Repair or replace fin tube radiation and covers as needed.
- Gas and hydronic mechanical permits are required for the above work.

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ZONING

1. This property was inspected as a Single Family Dwelling.

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