



CITY OF SAINT PAUL

Code Compliance Report

February 06, 2020

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

NATIONSTAR MORTGAGE
7887 SAFEGUARD CIRCL
VALLEY VIEW OH 44125

Re: 1286 Sherburne Ave
File#: 14 327001 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on January 13, 2020.

Please be advised that this report is accurate and correct as of the date February 06, 2020. 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 06, 2020. 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: Nathan Bruhn

Phone: 651-266-9033

1. 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. MNRC Ch 1309 Sect. 311 & 312
2. 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
3. Provide general rehabilitation of garage. SPLC 34.32 (3)

4. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
5. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
6. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
7. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
8. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
9. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
10. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
11. 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)
12. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
13. 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: Dave Blank

Phone: 651-266-9035

1. Illegally upgraded service panel. Wire and ground 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. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC (basement; no access to garage).
4. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC (basement)
5. Repair damaged electrical due to vandalism to current NEC.
6. Properly wire furnace to current NEC.
7. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
8. 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
9. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
10. Verify that circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
11. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC (basement).
12. Properly strap and support cables and/or conduits. Chapter 3, NEC

(basement).

13. 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
14. 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
15. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Jim Kaufer

Phone: 651-266-9054

1. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
2. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
3. Basement -Laundry Tub -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
4. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
5. Basement -Lavatory -(MPC 701) Install the waste piping to code.
6. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
7. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
8. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
9. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
10. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
11. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
12. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
13. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
14. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
15. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
16. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
17. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
18. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
19. First Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.

20. First Floor -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
21. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
22. First Floor -Sink -(MPC 701) Install the waste piping to code.
23. First Floor -Sink -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
24. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
25. 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: Erik Witt

Phone: 651-266-9045

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. Install approved metal chimney liner.
3. Replace furnace/boiler flue venting to code.
4. Connect furnace/boiler and water heater venting into chimney liner.
5. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
6. Provide adequate combustion air and support duct to code.
7. Provide support for gas lines to code.
8. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
9. 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.
10. Repair and/or replace heating registers as necessary.
11. Provide heat in every habitable room and bathrooms.
12. Run condensate drain from A/C unit coil in basement to an approved location and secure as needed.
13. Mechanical permits are required for the above work.

Notes:

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

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,

Nathan Bruhn
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9033
Email: nathan.bruhn@ci.stpaul.mn.us

Attachments