



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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Code Compliance Report

March 02, 2016

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

PLAZA I INC
9617 OAK RIDGE TRAIL
MINNETONKA MN 55305-4642

Re: 750 Aurora Ave
File#: 13 222777 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on February 03, 2016.

Please be advised that this report is accurate and correct as of the date March 02, 2016. 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 March 02, 2016. 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) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
3. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h)
4. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)

5. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
6. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
7. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
8. 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)
9. 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. SPLC 34.34 (1)
10. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
11. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
12. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)
13. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
14. 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
15. Provide major clean-up of premises. SPLC 34.34 (4)
16. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
17. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
18. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
19. Repair chimney in an approved manner. SPLC 34.09 (1)
20. Provide general rehabilitation of garage. SPLC 34.32 (3)
21. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
22. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
23. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
24. Repair or replace damaged fascia ,soffit and trim.
25. Replace support post in basement at corner of stairs , it's failing at top connection.
26. Remove all wall covering in basement with organic growth .
27. Repair guardrail on rear deck and replace steps to code.
28. Replace rear steps to code at house , top step to high.
29. Replace front steps to code , bottom riser to high.
30. Provide code compliant rear deck.
31. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
32. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)

33. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
34. 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
35. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
36. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
37. 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. Properly wire dishwasher/disposal to current NEC.
2. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
3. 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
4. Properly wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
5. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
6. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
7. Properly wire multi-wire circuits in panelboard to ensure ungrounded conductors on opposite phases. Article 100, NEC
8. Properly wire boiler to current NEC.
9. Properly bond service conduit.
10. Ensure installation of one wire per terminal in panelboard.
11. Ground 2nd floor bathroom light fixture.
12. Ensure/rewire all electrical associated with NM cables dated after 2000 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
13. Properly wire subpanel in the basement.
14. 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
15. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
16. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
17. 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

18. Properly strap and support cables and/or conduits. Chapter 3, NEC
19. 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
20. 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
21. 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 411) Install an approved shut off; connector and gas piping for the dryer.
2. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
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 P & Q & 419.2) Install the water piping to code.
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.
8. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
9. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
10. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
11. Basement -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
12. Basement -Toilet Facilities -(MPC 701) Install the waste piping to code.
13. Basement -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
14. Basement -Tub and Shower -(MPC 701) Install the waste piping to code.
15. Basement -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
16. Basement -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
17. Basement -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
18. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
19. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a

chimney liner.

20. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
21. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
22. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
23. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
24. Basement -Water Meter -(MPC 0.200 O) Repair the corroded or incorrect water meter piping.
25. Basement -Water Meter -(SPRWS Sec. 94.04 & 94.16(g)) The water meter must be removed from the pit.
26. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
27. Basement -Water Piping -(MPC 604) Replace all the improper fittings and fittings that have improper usage.
28. Basement -Water Piping -(MPC 603.5.10) Install a proper backflow assembly or device for the boiler fill water line.
29. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
30. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
31. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
32. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
33. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
34. First Floor -Sink -(MPC 701) Install the waste piping to code.
35. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
36. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
37. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
38. Second Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
39. Second Floor -Tub and Shower -(MPC 402.11) Provide access.
40. 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: Christi Dick

Phone: 651-266-9045

1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
2. 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
3. Provide thirty (30) inches of clearance in front of furnace/boiler for service
4. Move furnace/boiler out of closet/alcove or provide documentation from the equipment manufacturer indicating that it is an approved installation
5. Install approved metal chimney liner
6. Replace furnace/boiler flue venting to code
7. Connect furnace/boiler and water heater venting into chimney liner
8. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code
9. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
10. Provide support for gas lines to code
11. Plug, cap and/or remove all disconnected gas lines
12. 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.
13. Support supply and return piping from heating system according to code
14. Conduct witnessed pressure test on hot water heating system and check for leaks
15. Repair or replace radiator valves as needed
16. Mechanical Hot water & gas permits are required for the above work.
17. Install isolation valves on boiler supply and return.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. This property is designated by the Vacant Buildings Department as a Category #3 which requires a \$5,000.00 Performance Bond or Deposit at the time the permit is issued.
3. Provide plans and specifications for any portion of the building that is to be rebuilt.
4. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
5. 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,

Jim 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