



CITY OF SAINT PAUL

Code Compliance Report

December 07, 2020

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

Raymond A Moore
1181 Marion St
St Paul MN 55117-4465

Re: 1013 Jameson St
File#: 16 095048 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on November 04, 2020.

Please be advised that this report is accurate and correct as of the date December 07, 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 December 07, 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) RT1 zoning district.
2. The property was inspected as a Duplex.

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
3. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)

4. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
5. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
6. 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)
7. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
8. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
9. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
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. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. 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)
14. Re-level structure as much as is practical. SPLC 34.10 (2)
15. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
16. 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
17. Provide major clean-up of premises. SPLC 34.34 (4)
18. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
19. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
20. Replace or repair landing and stairway per code. SPLC 34.09 (2)
21. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
22. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
24. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
25. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
26. Provide general rehabilitation of garage. SPLC 34.32 (3)
27. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
28. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
29. Replace overhead garage doors.
30. Repair and replace front porch floor.
31. Repair and replace rotted sill and rim board at south side.
32. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)

33. Weather seal basement bulk head using approved materials. SPLC 34.09 (1b)
34. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
35. Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes). MNRC Ch 1309 Sect. 317
36. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
37. 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
38. 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. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
2. 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
3. Properly strap and support cables and/or conduits. Chapter 3, NEC
4. 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
5. 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
6. 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 B) Provide the proper potable water protection for the faucet spout.
6. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
7. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.

8. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
9. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
10. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
11. Basement -Water Heater -(MMC 701) Provide adequate combustion air for the gas burning appliance.
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) Support the water meter to code.
16. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
17. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
18. Basement -Water Piping -(MPC 604) Replace all the improper fittings and fittings that have improper usage.
19. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
20. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
21. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
22. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
23. First Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
24. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
25. First Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
26. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
27. Second Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
28. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
29. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
30. Second Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
31. Second Floor -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
32. Second Floor -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a

backflow preventer.

33. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
34. Second Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
35. Second Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
36. Second Floor -Tub and Shower -(MPC 402.11) Provide access.
37. 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. Vent clothes dryer to code.
3. Provide adequate combustion air and support duct to code.
4. Provide support for gas lines to code.
5. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
6. Provide heat in every habitable room and bathrooms.
7. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank.
8. Support supply and return piping from heating system according to code.
9. Repair or replace radiator valves as needed.
10. Mechanical permits are required for the above work.

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. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
4. Interior of garage not available for inspection. Repair per applicable codes.

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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 Nathan Bruhn between 7:30 - 9:00 AM at 651-266-9033 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