



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
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Code Compliance Report

June 19, 2009

HOMESTEPS
C/O CENTURY 21 PASTRANA TEAM
3209 76TH ST STE 203
EDINA MN 55435

Re: 620 Case Ave
File#: 08 059783 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on May 19, 2009.

Please be advised that this report is accurate and correct as of the date June 19, 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 June 19, 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: Ken Eggers** **Phone: 651-266-9047**

- Tuck Point interior/exterior of foundation as necessary
- Dry out basement and eliminate source of moisture
- Provide adequate access, ventilation and clearance in crawl space area
- Install handrails and guardrails at all stairways, including basement stairways per attachment.
- Repair or replace damaged doors and frames as necessary, including storm doors
- Weather seal exterior doors
- Install floor covering in bathroom and kitchen that is impervious to water
- Repair walls, ceiling and floors throughout, as necessary
- Where wall and ceiling covering is removed install full thickness or code-specified insulation
- Air-seal and insulate attic access door in an approved manner
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.
- Install water-proof enclosure in shower area

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BUILDING **Inspector: Ken Eggers** **Phone: 651-266-9047**

- Replace or repair landing and stairway per code
- Repair siding, soffit, fascia, trim, etc. as necessary
- Install rain leaders to direct drainage away from foundation.
- Provide landing and steps to code at front entry.
- Remove and replace roof and ceiling joists burned by fire in its entirety, leave no charred members, also any studs and sheathing affected by the fire.
- Insulate attic to code.
- Repair suspended ceiling at side entry or remove.
- Tuck point and parge basement walls.
- Place plastic sheeting over grade in all crawl space areas.
- Infill around exhaust pipes at chimney.
- Remove trees, vines and bushes on west side.
- Infill hole and shingles hole in roof at south end.
- Provide storm combo windows at front porch where missing.

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
- verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- Verify that fuse/circuit breaker amperage matches wire size
- Install globe-type enclosed light fixture on all closet lights
- 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 back door
- Replace electrical service wiring due to heat from fire.
- Replace meter due to excessive moisture.
- Insure wiring near fire not damaged by heat.
- 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: Steve Fernlund** **Phone: 651-266-9052**

- Basement - Water Heater - No gas shut off or gas piping incorrect
- Basement - Water Heater - T and P relief discharge piping incorrect
- Basement - Water Heater - Vent must be in chimney liner
- Basement - Water Heater - Water piping incorrect
- Basement - Water Heater - gas venting incorrect
- Basement - Water Heater - not fired or in service
- Basement - Water Meter - corroded piping; incorrect piping
- Basement - Water Meter - meter is removed or not in service
- Basement - Water Meter - raise meter to a minimum 12 inches above floor
- Basement - Water Meter - support meter properly
- Basement - Water Piping - boiler fill water line requires backflow assembly or device
- Basement - Water Piping - provide water piping to all fixtures and appliances
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping
- Basement - Water Piping - run 1 inch water line from meter to first major take off
- Basement - Gas Piping - replace corroded piping
- Basement - Soil and Waste Piping - no front sewer clean out
- First Floor - Laundry Tub - fixture is broken or parts missing
- First Floor - Laundry Tub - water piping incorrect
- First Floor - Kitchen sink waste incorrect
- First Floor - Lavatory - faucet is missing, broken, or parts missing
- First Floor - Lavatory - fixture is broken or parts missing
- First Floor - Lavatory - water piping incorrect
- First Floor - Tub and Shower - faucet is missing, broken or parts missing
- First Floor - Tub and Shower - fixture is broken or parts missing
- First Floor - Tub and Shower - provide anti-scald valve
- First Floor - Tub and Shower - replace waste and overflow
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect
- Exterior - Lawn Hydrants - Broken or parts missing
- Exterior - Lawn Hydrants - Requires backflow assembly or device

HEATING **Inspector: Maureen Hanson** **Phone: 651-266-9043**

- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
- Connect boiler and water heater venting into chimney liner.
- Vent clothes dryer to code.
- Provide support for gas lines to code. Plug, cap and/or remove all disconnected gas lines.
- Provide appropriate size openable window in all bathrooms or prove approved bathroom exhaust fan is vented to the exterior (Ventilation permit maybe required).
- Provide heat in every habitable room and bathrooms.
- Attach metal tag to expansion tank valve stating that this valve must be OPEN at all times except when draining the expansion tank.

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HEATING **Inspector: Maureen Hanson** **Phone: 651-266-9043**

- Support supply and return piping for heating system according to code.
- Conduct witnessed pressure test on hot water heating system and check for leaks.
- 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.
- Install expansion tank for system.
- Repair or replace fin tube radiation and covers as needed.
- Mechanical gas and hydronics permits are required for the above work.

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 Ken Eggers 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