



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 24, 2010

Roy R Carlson
987 Reaney Ave
St Paul MN 55106-3846

Re: 879 6th St E
File#: 08 191274 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on May 24, 2010.

Please be advised that this report is accurate and correct as of the date June 24, 2010. 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 24, 2010. 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**

- Insure basement cellar floor is even, is cleanable, and all holes are filled.
- Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed.
- Tuck Point interior/exterior of foundation as necessary.
- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- Permanently secure top and bottom of support posts in an approved manner.
- Cover water meter pit with concrete or decay resistant, screwed-down cover. Cleanouts to be flush with floor slab.
- 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.
- Strap or support top of stair stringers for structural stability.
- Provide functional hardware at all doors and windows

BUILDING

Inspector: Ken Eggers

Phone: 651-266-9047

- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- 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 procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
- Re-level structure as much as is practical.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Provide major clean-up of premises.
- Replace or repair landing and stairway per code.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Repair chimney in an approved manner.
- Provide general rehabilitation of garage.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Openings in stair risers must be less than 4 inches.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Install footings under main support posts in basement. Footings to be 16 x 16 x 8 minimum.
- Install concrete floor in basement where missing.
- Infill openings in chimney in basement using proper materials.
- Remove damaged drywall in basement on west side, also paneling.
- Re-level front porch, investigate for frost footings and install if less than required. Re-frame under porch floor install if less than required; re-frame under porch floor as needed. Call for inspections before covering up.
- Install siding at east rear entry walls - 3 sides.
- Install dead bolts on all entry doors included garage.
- Install floor covering at second floor hallway.
- Repair plywood and jambs at garage or install overhead garage doors.
- Repair or replace front porch floor. Install one type of flooring not multiple flooring as the existing one.
- A building permit is required to correct the above deficiencies.

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

- 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
- Install listed tandem breaker lock on second floor heat breaker.
- Properly support basement light or move to post
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- 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).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Steve Fernlund Phone: 651-266-9052

- Basement - Tall - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Tall - Water Heater - not fired or in service (MPC 2180)
- Basement -Tall - Water Heater - gas venting incorrect (IFGC 503)
- Basement -Short - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement -Short - Water Heater - T and P relief discharge piping incorrect (MPC 2210 Subp. 4)
- Basement -Short - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement -Short - Water Heater - gas venting incorrect (IFGC 503)
- Basement -Short - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Meter - support meter properly (MPC 2280)
- Basement - Water Piping - add appropriate hangers (MPC 1430 Subp. 4)
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - no soil stack base clean out
- Basement - Toilet Facilities - unvented (MPC 0200. E) also, plug to code opening for toilet
- Basement - Tub and Shower - unvented (MPC 0200. E)
- Basement - Tub and Shower - waste incorrect (MPC 2300)
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)
- First Floor - Laundry - stand pipe - unvented (MPC 0200 E)
- First Floor - Laundry - stand pipe - waste incorrect (MPC 2300)
- First Floor - Sink - unvented (MPC 0200. E)
- First Floor - Sink - waste incorrect (MPC 2300)
- Second Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- Exterior - Lawn Hydrants - Broken or parts missing (MPC 0200 K)
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- Exterior - Piping Vents - no flashing (MPC 2530 Subp. 2)
- Obtain plumbing permits prior to commencement of work.

HEATING

Inspector: Jerry Hanson

Phone: 651-266-9044

- Install approved lever handle manual gas shutoff valve on furnace and remove unapproved valves.
- Move manual building shutoff gas valve down to a ready access location ahead of the first branch tee.
- Clean and Orsat test furnace and space heater burners. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating units are safe.
- Install approved metal chimney liner if none present.
- Connect furnace, space heater and water heater venting into chimney liner.
- Support combustion air duct to code.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines and unapproved valves.
- Provide appropriate size operable window in bathrooms or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- Install furnace air filter access cover.
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms.
- Repair furnace supply plenum.
- Undercut doors one inch to rooms without ducted return air.
- Gas and warm air mechanical permits are required for the above work.

ZONING

1. This property is in a (n) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

Notes:

- See attachment for permit requirements and appeals procedure.

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).

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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