



Code Compliance Report

September 08, 2016

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

ALT SOURCE SERVICING
16329 KENYON ST NE
HAM LAKE MN 55304

Re: 939 Charles Ave
File#: 11 105676 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on July 26, 2016.

Please be advised that this report is accurate and correct as of the date September 08, 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 September 08, 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. The property was inspected as a Duplex.

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. 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)
3. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
4. Install floor covering in bathroom and kitchen that is impervious to water. SPLC

- 34.10 (4)
5. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
 6. 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)
 7. 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)
 8. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
 9. Where wall and ceiling covering is removed install full thickness or code- specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 10. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
 11. 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
 12. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
 13. Provide major clean- up of premises. SPLC 34.34 (4)
 14. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
 15. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
 16. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 17. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
 18. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
 19. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
 20. Provide general rehabilitation of garage. SPLC 34.32 (3)
 21. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
 22. Properly install flashing at rim joist area for siding and rear deck area .
 23. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
 24. replace missing rear guardrail.
 25. Repair garage siding at grade (need to have 6" clearance from framing to grade) insure flashing to code.
 26. Install service door on garage.
 27. Fire stop chases , walls and ceilings as required.
 28. Sister joist in kitchen ceiling (over cut) on 1st. floor.
 29. 2nd. floor kitchen ceiling open and un- insulated , all to be inspected before covering. Also drywall installed without inspections and needs to be removed.
 30. Install basement floor and vapor barrier with inspection.
 31. New roof covering without inspections and needs many corrections (replace roof covering)
 32. Install gutters ,downspouts and rain leaders on garage.

33. 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
34. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
35. 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
36. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
37. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
38. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
39. 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. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. All circuits modified.
3. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
4. Properly strap and support cables and/or conduits. Chapter 3, NEC
5. 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
6. 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
7. 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
8. Install light fixture outlet boxes for all lighting on 1st and 2nd levels.
9. A rough in inspection is required for all levels.
10. Perform a service load calculation.
11. 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. All waste, vent, and water pipe to be installed, air tested, and inspected per the Minnesota Plumbing Code.

2. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
4. Basement - Gas Piping - (MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
5. Basement - Soil and Waste Piping - (MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
6. Basement - Soil and Waste Piping - (MPC 313) Install proper pipe supports.
7. Basement - Water Heater - (MPC 507.5) Correct the pressure and temperature relief valve discharge.
8. Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.
9. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
10. Basement - Water Meter - (MPC 609.11 & SPRW Sec. 904.04 (a)) Raise the water meter to a minimum of 12 inches above the floor.
11. Basement - Water Meter - (MPC 609.11) Support the water meter to code.
12. Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
13. Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
14. Basement - Water Piping - (MPC 604) Replace all the improper fittings and fittings that have improper usage.
15. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
16. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
17. 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. Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
6. Vent clothes dryer to code
7. Provide adequate combustion air and support duct to code
8. Provide support for gas lines to code
9. Plug, cap and/or remove all disconnected gas lines
10. 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.
11. Repair and/or replace heating registers as necessary
12. Provide heat in every habitable room and bathrooms
13. Mechanical Gas permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
3. 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.)

Re: 939 Charles Ave
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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,

James 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