DEPARTMENT OF SAFETY AND INSPECTIONS
Bob Kessler, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

COMMERCE BUILDING
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November 01, 2007

BANK OF RECORD C/O ROB LENTZ
3464 WASHINGTON DRIVE STE 100
EAGAN MN 55122

Re: 686 Bradley St
File#: 05 116108 VB2

Dear Property Owner:

Pursuant to your request the above-referenced property was inspected and the following report is submitted:

BUILDING

1. Insure basement cellar floor is level, is cleanable, and all holes are filled.
2. Install hand and guardrails on all stairways and steps as per attachment.
3. Install plinth blocks under posts in basement.
4. Tuck Point interior/exterior foundation.
5. Install floor covering in the bathroom and kitchen that is impervious to water.
6. Install twenty minute fire-rated doors, with a self-closing device, between common areas and individual units.
7. Install tempered glass in window over bathtub to Code.
8. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
9. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
10. Provide complete storms and screens, and repair all door and window openings.
11. Repair walls and ceilings throughout, as necessary.
12. Re-level structure as much as is practical.
13. Where wall and ceiling covering is removed, attic, replace doors and windows, (insulation, glass, weather stripping, etc.) shall meet new energy code standards.
14. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
15. Habitable rooms with new usage, replaced windows shall have glass area equal to 8% of floor area, or a minimum of 8 sq. ft., one-half of which shall operate and all bedroom windows shall meet emergency egress requirements (20" wide minimum, 24" high minimum but not less than 5.7 sq. ft. overall).
16. Provide general clean-up of premise.
17. Provide smoke detectors as per the Minnesota State Building Code.
18. Repair soffit, fascia trim, etc. as necessary.

BUILDING

19. Provide proper drainage around house to direct water away from foundation.
20. Totally rebuild front porch foundation floor walls and roof to code. (needs to be raised up.)
21. Submit engineers report for foundation and brickwork and scope of corrections.
22. Install landings to code on outside stairs or steps.
23. Rear basement entry supply covered area for stairs area.
24. Remove vinyl siding and install weather barrier per code with inspections.
25. Install new exterior door to basement.
26. Move second floor electrical panel to second floor or to common area or install one hour fire rated area to electrical panel that meets code.
27. Replace or repair basement stairs to code with handrails that meet code.
28. Re-install toilet on first floor and repair flooring.
29. Third floor has only two legal bedrooms.
30. Insure one hour fire rating between units.

ELECTRICAL

1. Ground the electrical service to the water service within 5'of the entrance point of the water service.
2. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC.
3. Provide a complete circuit directory at service panel.
4. Close open knockouts in service panel with knockout seals.
5. Properly strap cables and conduits in basement.
   Provide one (1) light for each 200 square feet in unfinished basement. One light must be switch at top of stairs.
6. Install GFCI receptacle in first and second floor bathroom adjacent to the sink.
7. Ground bathroom light in second floor bathroom and rewire light to code.
8. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
9. Check all 3-wire outlets for proper polarity and verify ground.
10. Remove any 3-wire ungrounded outlets, and replace with 2-wire, or ground 3-wire to code.
11. Through-out building, install outlets and light fixtures, as specified in Bulletin 80-1.
12. Install hard-wired, battery backup smoke detector, as specified in Bulletin 80-1, and other smoke detectors as required by the IRC.
13. Install exterior lights at side and back entry doors.
14. Install junction boxes at splices on first, second and third floor. Make all boxes accessible.

All electrical work must be done by a 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 2005 NEC.

PLUMBING

All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.

1. No gas shutoff or gas piping incorrect on water heater.
2. Water heater not fired or in service.
3. Provide two water heaters.
4. No water piping after meter.
5. Repair or replace all corroded, broken or leaking water piping.
6. Water pipe sizing incorrect.
7. Replace improper gas piping or fittings.
8. Range gas shutoff, connector or gas piping incorrect.
9. Remove and cap all unused gas pipe.
10. No front sewer cleanout; no soil stack base cleanout on soil and waste.
11. Improper connections, transitions, fitting or pipe usage on soil and waste.
12. Laundry tub unvented.
13. Waste incorrect in laundry tub.
14. Fixture is broken or parts missing in laundry tub.
15. Faucet is missing, broken or parts missing in laundry tub.
16. Lavatory unvented on first floor.
17. Waste incorrect in lavatory on first floor.
18. Reset to code the water closet.
19. Provide anti scald, anti siphon tub filler.
20. Kitchen sink unvented on second floor.
21. Waste incorrect in kitchen sink on second floor.
22. Provide anti siphon tub filler.
23. Reset to code the water closet.

HEATING

1. Clean and Orsat furnace, basement furnace burner. Check all controls for proper operation. Submit report from licensed contractor.
2. Provide heat in every habitable room and bathrooms including first floor bathroom.
3. Under cut third floor doors or provide transfers.
4. Second floor furnace has been removed, install to code new furnace with all proper permits and inspections and witnessed gas test required.
5. Filter access cover required for basement furnace.
6. Drive cleats required on supply ducting n basement.

ZONING

1. This property was inspected as a duplex.

NOTES

**See attachment for permit requirements and appeals procedure.

Most of the roof covering could not be inspected. All must meet appropriate codes when completed.

There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate Codes when complete.

All items noted as recommended do not have to be completed for code compliance but should be completed at a later date. Possible purchasers of property shall be made aware of these items.

This is a registered vacant building. In order to reoccupy the building, all deficiencies listed on the code compliance report must be corrected and be in compliance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34), and all required permits must receive final approval.

****VACANT BUILDING REGISTRATION FEES MUST BE PAID AT NEIGHBORHOOD HOUSING AND PROPERTY IMPROVEMENT (NHPI) FOR PERMITS TO BE ISSUED ON THIS PROPERTY**.** For further information call, NHPI at 651-266-1900, located at 1600 White Bear Avenue.

Sincerely,

James L. Seeger
Code Compliance Officer

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Attachments