



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

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Code Compliance Report

March 23, 2010

WILLIAM THELL C/O NANCY CAMERO POA
1991 FORD PKWY
ST PAUL MN 55116

Re: 998 Scheffer Ave
File#: 07 147152 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 11, 2010.

Please be advised that this report is accurate and correct as of the date March 23, 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 March 23, 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, cleanable and all holes are filled
- Cover water meter pit with concrete or decay resistant, screw down cover
- Install handrails and guardrails at all stairways, including basement stairways, and return handrail ends to the wall or newel post per attachment.
- Strap or support top of stair stringers
- Install tempered or safety glass in window over stair landing to code
- Install tempered or safety glass in window over bathtub to code
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary
- Provide and operable latching device for all windows
- Provide operable hardware at all doors and windows
- Provide thumb type deadbolts for all entry doors. Remove any surface bolts
- Install floor covering in bathroom and kitchen that is impervious to water
- Repair walls, ceiling and floors throughout, as necessary

Re: 998 Scheffer Ave
Page 2

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- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St Paul Legislative Code, Chap. 34 for additional information).
- Install attic insulation according to applicable code
- 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.
- Provide general clean-up of premise
- Repair siding, soffit, fascia, trim, etc. as necessary
- Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation of dwelling.
- Provide general rehabilitation of garage.
- Close in open stair risers to maintain an opening no greater than 4 inches
- Install landing and steps at front entry to code.
- Refinish wood floors.
- Remove damaged floor covering at rear porch.
- Install new landing and stairs at rear entry.
- Replace rotted skirt board at east side exterior.
- Remove trees next to house foundation and also garage.
- Repair skirting at rear porch.
- Repair fences as necessary or remove.
- Inspector, unable to access all windows in bedroom to verify opening size. Upon clean out, windows are to be measured to insure they meet egress window opening requirements.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Joe Dabe** **Phone: 651-266-9030**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- 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
- Install S type fuse adapters and proper size S fuses listed circuit breakers
- Verify that fuse/circuit breaker amperage matches wire size
- Remove all cord wiring
- 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

ELECTRICAL **Inspector: Joe Dabe** **Phone: 651-266-9030**

- Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Properly wire exterior lights at front/side/back door
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement/garage
- 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: Denny Watters** **Phone: 651-266-9051**

- Basement - Water Heater - Vent must be in chimney liner
- Basement - Water Heater - gas shut off incorrect
- Basement - Water Heater - not fired or in service
- Basement - Soil and Waste Piping - no front sewer clean out
- Basement - Toilet Facilities - unvented
- Basement - Laundry Tub - provide a vacuum breaker for the spout. Provide a cover and a plug for the floor drain.
- Basement - Laundry Tub - waste incorrect could not verify
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect could not see
- First Floor - Sink - could not see
- Second Floor - Tub and Shower - provide stopper
- Exterior - Lawn Hydrants - Requires backflow assembly or device
- Obtain plumbing permits prior to commencement of work.

HEATING **Inspector: Gary Stevens** **Phone: 651-266-9045**

- Install approved lever handle manual gas shutoff valve on all gas appliances and remove unapproved valve.
- Install approved lever handle main building shutoff gas valve in an ready accessible location ahead of the first branch tee. Unable to verify.
- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
- Seal opening in chimney where venting enters chimney with approved material.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.

Re: 998 Scheffer Ave
Page 4

HEATING

Inspector: Gary Stevens

Phone: 651-266-9045

- Provide support for gas lines to code. Plug, cap and/or remove all disconnected gas lines including existing plug valves. Unable to verify.
- Provide appropriate size openable window in all bathrooms or prove approved bathroom exhaust fan is vented to the exterior (Ventilation permit maybe required). Unable to verify.
- Clean all supply and return ducts for warm air heating system.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms. Unable to verify.
- Mechanical GAS and/or WARM AIR/VENTILATION permit(s) is/are required for above work.

ZONING

1. This property is in a (n) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

Notes:

- See attachment for permit requirements and appeals procedure.
- 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 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