CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8560 FAX: (651) 266-8574

June 22, 2011

Gregory Prosch & Leah Frenning
Pro Realty Services, LLC
obo Nguyen & Chu Properties, LLC
3570 Lexington Ave N #202
Shoreview MN 55126

VIA EMAIL: info@prorealtyservices.com and Leah@prorealtyservices.com

Re: Grant of Appeal for property at 565 Thomas Avenue - Conditions

Dear Mr. Prosch & Ms. Frenning:

This is to confirm that on June 7, 2011 at the Saint Paul City Council Public Hearing on the above appeal, the City Council referred the matter to me. This referral was to create a plan whereby the appeal on the revocation of the Certificate of Occupancy and Order to Vacate could be re-occupied, but many of the life safety from the Code Compliance Inspection Report would also be addressed. We developed this plan in the June 13, 2011 Legislative Hearing and there was agreement on the items listed in the summary belowf this plan:

Condition #1. All of the correction items listed on the April 14, 2011 Fire Inspection Order Revoking the building's Fire Certificate must be addressed to the satisfaction of the Fire Inspector prior to re-occupation of the building. (Although the building may be re-occupied at this point, there remains your obligation to follow through on the other condition, described on the following pages.) This list is as follows:

1. *Exterior - SPLC 34.09 (1) b ,c, 34.32 (1) b, c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.- Repair all holes in the eaves and soffits, and paint all peeling areas.*
2. *Exterior - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.*
3. *Exterior - SPLC 34.09 (1) b, c, 34.32 (1) b, c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.- Repair all rotting wood and holes in the roof line.*
4. *Exterior - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-Hire a licensed pest control company to remove squirrels and birds from the roof and eliminate live roaches from the interior.*
5. *Exterior - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work requires a permit(s). Call DSI at (651) 266-9090.- Repair or replace the rear and side deck/stairs to meet code. Permit required.*
6. *Interior - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Replace all cover plates throughout.*

7. *Interior - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 4715.0200.C - Provide an approved number and type of plumbing fixtures.-Immediately hire a licensed plumber to repair all broken toilets throughout and restore water pressure to both units.*
8. *Interior - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.- Repair ceilings throughout.*
9. *Interior - SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the buildings needs. This work requires a permit(s), call DSI at (651) 266-9090.-Hire a licensed electrician to repair all broken outlets throughout.*
10. *Interior - SPLC 33.05 - Uncertified portions of the building must not be occupied until inspected and approved by this office.*
11. *SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.*

Condition #2. You must complete the items listed below from the Code Compliance Inspection Report within 90 days of the Council's grant of your appeal. Please note that ~~strike-through~~ denotes items you indicated had been completed at the time of the Legislative Hearing on June 13, 2011. BOLD indicates mandatory items.

BUILDING **Inspector: Jim Seeger** **Phone: 651-266-9046**

- ~~*Cover water meter pit with concrete or decay resistant, screwed-down cover. Cleanouts to be flush with floor slab.*~~
- ***Remove or encapsulate asbestos in an approved manner.***
- ~~*Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc., as necessary.*~~
- ~~*Provide complete storms and screens, in good repair for all door and window openings.*~~
- ~~*Provide functional hardware at all doors and windows*~~
- ~~*Install floor covering in bathroom and kitchen that is impervious to water.*~~
- ~~***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.***~~
- ~~*Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.*~~
- ***Repair siding, soffit, fascia, trim, etc. as necessary.***
- ***Provide proper drainage around house to direct water away from foundation of house.***
- ~~*Repair wall under second floor sink in kitchen.*~~
- ***Replace rear entry landing on outside rear of house.***
- ***Properly repair basement windows.***
- ~~*Install first floor kitchen cabinets and sink.*~~
- *A building permit is required to correct the above deficiencies.*

ELECTRICAL ***Inspector: Peggy Schlichte*** ***Phone: 651-266-9039***

- ~~***Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service***~~
- ~~***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***
- ~~***Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates***~~
- ***Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code***

- ~~*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*~~
- ~~*Remove and or/ re-wire all illegal, improper or hazardous wiring in basement*~~
- *No grounding bushing panels*
- *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 - not fired or in service (MPC 2180)*~~
- *Basement - Gas Piping - dryer gas shutoff; connector or piping incorrect (IFGC 402.1)*
- *Basement - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1) no vent noted.*
- *Basement - Second Water Heater - Water Heater - gas venting incorrect (IFGC 503)*
- ~~*Basement - Second Water Heater - Water Heater - not fired or in service (MPC 2180)*~~
- ~~*First Floor - Tub and Shower - provide stopper (MPC 1240)*~~
- *First Floor - Tub and Shower - waste incorrect (MPC 2300)*
- ~~*Second Floor - Lavatory - faucet missing (MPC 0200.P.)*~~
- *Second Floor - Lavatory - waste incorrect (MPC 2300) show waste and vent*
- ~~*Second Floor - Sink - fixture is broken or parts missing (MPC 0200 0.) basket strainer*~~
- ~~*Second Floor - Tub and Shower - provide stopper (MPC 1240)*~~
- ~~*Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)*~~
- *Obtain plumbing permits prior to commencement of work.*

HEATING **Inspector: Kevin Chapdelaine** **Phone: 651-266-9042**

- *Install approved lever handle manual gas shutoff valve on older boiler and remove unapproved valve.*
- *Install approved automatic gas valve for older boiler.*
- ~~*Clean and Orsat test boiler burners. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating units are safe.*~~
- *Install approved metal chimney liner.*
- *Connect boilers and water heater venting into chimney liner.*
- *Vent clothes dryer to code.*
- *Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.*
- *Install boiler pressure relief valve and pipe discharge to within eighteen inches of the floor.*
- *Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.*
- *Repair or replace radiator valves as needed.*
- *Gas and hydronic mechanical permits are required for the above work.*

If you have further questions, please contact me at 651-266-8570.

Sincerely,

MCMoerm /

Marcia Moermond
Legislative Hearing Officer

c: Fire Supervisors (email); Matt Dornfeld (email); Steve Magner (email), Steve Ubl (email)