



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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Saint Paul, Minnesota 55101-1806

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## Code Compliance Report

March 19, 2010

REO NATIONAL C/O MICHAEL OLSEN  
659 BIELENBERG DRIVE  
WOODBURY MN 55125

Re: 1024 6th St E  
File#: 07 206118 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 09, 2010.

Please be advised that this report is accurate and correct as of the date March 19, 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 19, 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: Jim Seeger**                      **Phone: 651-266-9046**

- Remove mold, mildew and moldy or water damaged materials
- Provide adequate access, ventilation and clearance in crawl space area
- Install handrails and guardrails at all stairways, including basement stairways, and return handrail ends to the wall or newel post per attachment.
- 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 complete storms and screens, in good repair for all door and window openings
- Provide operable hardware at all doors and windows
- Repair or replace damaged doors and frames as necessary, including storm doors
- Install floor covering in bathroom and kitchen that is impervious to water
- Repair walls, ceiling and floors throughout, as necessary
- 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).

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

- Any framing members that do not meet code (where wall and ceiling covering is removed, members that are over-spanned, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner
- Re-level structure before wall covering repair.
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.
- Habitable rooms with new usage and 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 escape requirements (20 inch minimum opening width, 24 inch minimum opening height, and minimum net glazed area of 5.7 sq. ft.)
- Provide general clean-up of premise
- Provide weather sealed, air sealed and vermin sealed exterior
- Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation of dwelling.
- Provide proper drainage around house to direct water away from foundation of house.
- Install downspouts and a complete gutter system on south side of building.
- Install rain leaders to direct drainage away from foundation.
- Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
- Replace front concrete steps to house does not meet code - risers are not uniform and are broken up.
- Rear yard needs retaining wall to direct water away from house.
- Could not gain access to crawl space all to meet code.
- Remove bottom 3 foot of rear wall covering on first floor and 2 feet of west and east wall and have walls inspected after code approved repairs before covering.
- Replace floor boards and joists, beams and post as needed on first floor as needed and have re-inspected.
- This house may not be economically feasible to rehabilitate.
- All bedroom windows are not egress compliant.
- A building permit is required to correct the above deficiencies.

**ELECTRICAL**                      **Inspector: Jamie McNamara**                      **Phone: 651-266-9037**

- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Properly strap cables and conduits in basement and first floor
- Provide one (1) light for each 200 square feet in unfinished basement. One light must be switched on from the top of the stairs or crawl space.
- Remove all cord wiring and disconnected cables.
- 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: Jamie McNamara**      **Phone: 651-266-9037**

- 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
- Install a working heater in each room
- Provide 15 watts of heat for each square foot of floor area or a heat loss calculation. Count service and all circuits on permit. Ground and wire heater to code.
- 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**

- First Floor - Water Heater - Water piping incorrect
- First Floor - Water Heater - gas venting incorrect
- First Floor - Water Heater - not fired or in service also, the water heater is rusty and needs to be replaced.
- First Floor - Water Meter - raise meter to a minimum 12 inches above floor
- First Floor - Water Piping - repair or replace all corroded, broken or leaking piping
- First Floor - Water Piping - run 1 inch water line from meter to first major take off
- First Floor - Gas Piping - replace corroded piping
- First Floor - Soil and Waste Piping - no soil stack base clean out
- First Floor - Laundry Tub - water piping incorrect
- First Floor - Sink - unvented
- Second Floor - Lavatory - unvented - open vent
- Second Floor - Lavatory - waste incorrect
- Second Floor - Tub and Shower - Provide access
- 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: Maureen Hanson**      **Phone: 651-266-9043**

- Verify that the electric heating system is adequately sized for the heat loss of the building and operates properly.

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## **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.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

**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 Jim Seeger 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