



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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February 06, 2009

NATIONA CITY BANK
9140 BALTIMORE ST NE SUITE 140
BLAINE MN 55449

Re: 747 Edgerton St
File#: 08 054322 VB2

Dear Property Owner:

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

BUILDING

1. Repair front entry deck guardrail to code.
2. Remove carpeting throughout house.
3. The dwelling appears to be a single family dwelling.
4. Scrape, clean, tuck point and seal basement walls as necessary.
5. Abate for rodents.
6. Insure basement cellar floor is even, is cleanable, and all holes are filled.
7. Install handrails and guardrails at all stairways, including basement stairways, per attachment.
8. Tuck Point interior/exterior of foundation.
9. Install floor covering in the bathroom and kitchen that is impervious to water.
10. Maintain one-hour fire-separation between dwelling units and between units and common areas.
11. Relocate 2nd floor electrical panel to 2nd floor unit or to common area or protect panel with 1-hour fire- rated enclosure.
12. Install 20-minute fire-rated doors, with self-closing device, between common areas and individual units.
13. Install tempered or safety glass in window over bathtub to Code.
14. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
15. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
16. Provide complete storms and screens, in good repair, for all door and window openings.
17. Repair walls, ceilings and floors throughout, as necessary.
18. Provide fire block construction as necessary.
19. Where wall and ceiling covering is removed install full-thickness or code-specified insulation.

BUILDING

20. 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).
21. Any framing members that 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 headered, etc.) are to be reconstructed as per code.
22. 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 egress requirements (20" minimum width, 24" minimum height, but not less than 5.7 sq. ft. overall openable area; minimum 5.0 sq. ft. openable area if sill height is within 44 inches of grade).
23. Provide smoke detectors per the Minnesota Building Code and carbon monoxide detectors per State law.
24. Repair siding, soffit, fascia, trim, etc. as necessary.
25. Provide weather-sealed, air-sealed, and vermin-sealed exterior.
26. Provide proper drainage around house to direct water away from foundation.
27. Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation.
28. Repair or replace damaged doors and frames as necessary, including storm doors.
29. Weather-seal exterior doors.
30. Air-seal and insulate attic access door in an approved manner.
31. Dry out basement and eliminate source of moisture.
32. Weather seal basement bulk head using approved materials.
33. Cover water meter pit with concrete or decay-resistant, screwed-down cover.

ELECTRICAL

1. Provide a complete circuit directory at service panel indicating location and use of all circuits.
2. Verify that fuse/circuit breaker amperage matches wire size.
3. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
4. Check all outlets for proper polarity and verify ground on 3-prong outlets.
5. Install hard-wired, battery backup smoke detector as specified in Bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms.
6. Remove and/or rewire all illegal, improper or hazardous wiring in basement.
7. *All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.*
8. *All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.*
9. *Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.*
10. *All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1)*

PLUMBING

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

Basement

1. The water heater water piping is incorrect.
2. The water heater is not fired or in service.
3. Properly support water meter.
4. The water meter is removed and not in service.
5. Repair or replace all corroded, broken or leaking water piping.
6. Run 1" water line from meter to first major take off.

First Floor

7. The toilet fixture is broken, or parts missing.
8. The kitchen sink faucet is broken or parts missing.

Second Floor

9. The toilet fixture is broken, or parts missing.
10. The lavatory faucet is broken or parts missing.
11. The shower faucet is missing, broken or parts missing.

Exterior

12. The lawn hydrant(s) requires backflow assembly or device.

HEATING

1. 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.
2. Vent clothes dryer to code.
3. Provide adequate combustion air and support duct to code.
4. Provide support for gas lines to code.
5. Plug, cap and/or remove all disconnected gas lines.
6. Clean all supply and return ducts for warm air heating system.
7. Perform witnessed pressure test on gas piping system.
8. Separate heating system is required for each dwelling unit. Return air shall not be re-circulated from one dwelling unit to another or to dissimilar occupancies.
9. A gas mechanical permit is required for the above work.

ZONING

1. This house was inspected as a duplex.

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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.

Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

This is a registered vacant building. In order to reoccupy the building, all deficiencies listed on the 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.

Sincerely,

James L. Seeger
Code Compliance Officer
JLS: ml
Attachments