

DEPARTMENT OF SAFETY AND INSPECTIONS

Ricardo X. Cervantes, Director

CITY OF SAINT PAUL 375 Jackson Street, Suite 220 Telephone: 651-266-8989
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Code Compliance Report

March 30, 2012

JARRED D JOHNSON
685 ORANGE AVE E
ST PAUL MN 55106-1916

Re: 685 Orange Ave E
File#: 11 246331 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 05, 2012.

Please be advised that this report is accurate and correct as of the date March 30, 2012. 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 30, 2012.

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

- Dry out basement and eliminate source of moisture.

The source of the water is not longer present, there was a leaking valve at the water supply line above the meter.

- Remove mold, mildew and moldy or water damaged materials.

where are the test results showing that there was mold. The items have been removed that had water damage, the home owners have been living in this house with these mold, mildew and moldy or water damaged materials, and they have had no health problems, so the implied dangers that have been written into the orders weren't valid.

- Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment.

The handrail appears to be more than 35 years old and was correct/per code at the time it was installed and shouldn't have to be replaced/upgraded.

Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.

Which window sash is deteriorated, where is the broken glass and which window don't have sash holders, which window glass needs to be re-puttied? The interior sash are in reasonable condition, the window sash are glazed, there are sash cords and no repair is needed, there is a glass panel (in the front sash) that is cracked and the glass is tight fitting and there are no sharp/cutting edges.

- Provide complete storms and screens, in good repair for all door and window openings.

There are storm window sash on all but a two windows and the lack of a storm window doesn't rise to the level of requiring the home owners to vacated there home, the lack of a storm window lowers the insulating value from an R2 to an R1. March is still part of the heating season so requiring screens under this order is unreasonable.

- Provide functional hardware at all doors and windows

Which doors and windows are required to be repaired. The interior doors that are missing door handles/hardware which wouldn't rise to the level of requiring the owners to move out of their home. Only one window is missing a window lock but but there is a storm window in place which provides security. One question that comes to mind is if there are window locks in place and the home owner chooses not to lock the windows is that one of your code violations.

- Repair or replace damaged doors and frames as necessary, including storm doors.

This is a the same as the above order.

- Weather seal exterior doors, threshold and weather-stripping.

The lack of weatherstripping means it will cost the owner a small increase in the heating costs and this item shouldn't be used as a guide for requiring the home owners to move out of their home.

- Repair walls, ceiling and floors throughout, as necessary.

Where and what walls, ceiling and floor have to be repaired and what are the violations. In the normal course of home ownership the walls, ceiling and floors are being repaired and these items should be looked at as being something that the home owner would do at their leisure since the interior walls ceiling and floors don't impact the neighborhood.

- 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.

When is the painting of the interior necessary. Except for the protection of the exterior wood (treated wood doesn't have to be painted) what and where is the exterior painting needed, the house is stucco. What EPA, MPCA and St Paul Legislative code requirement are there for a home owner for lead paint removal.

- Provide fire block construction as necessary and seal chases in basement ceiling.

Where is the fire blocking needed/required in an existing home. At the time this house was built all the required fire blocking was done and is still in place.

- Air-seal and insulate attic/access door.

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what code number is there for an existing home, owner occupied, can be sighted that would require air-seal and insulate attic/access door for this house? The attic access doors open into a conditioned space behind the knee walls, the insulation is between the rafters so this isn't a valid order.

An Equal Opportunity Employer

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

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where wall and ceiling covering is removed install full thickness or code-specified insulation.

what is the "code-specified insulation" for an existing owner occupied home?

•
Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.

what is the definition of "feasible".

•
Provide major clean-up of premises.

There is no "major clean-up" needed for this property.

•
Repair siding, soffit, fascia, trim, etc. as necessary.

what parts of the siding, soffit, fascia, trim, etc. is necessary?

•
Replace garage roof covering and vents to code.

The garage roof isn't leaking and therefore the roof covering is reasonably weather tight. The garage isn't heated and therefore there is no code requirement for vents, this isn't a valid order.

•
Install address numbers visible from street and on the alley side of garage.

There were address numbers on the garage at the time this violation (in March) was written, this isn't a valid order.

•
Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.

The windows aren't being replaced in this owner occupied home so there are not applicable codes.

•
Repair bottom tread in basement.

The stair stringer on the west side of the stair tread is cracked and the result of the crack when you step on the tread it rocks less than 3/8", the tread doesn't move away from the stringer. The repair of this problem would be a piece of 2x4x10" screwed or nailed to the existing stair stringer. This shouldn't be used as an item for trying to force home owners from their home.

•
Remove 32 inch of wall covering from basement floor up.

How would an Inspector ever arrive at a number of 32 inches or any other number?

Replace rear door with exterior door and weather striping.

Under what section of the code would this requirement fall into for an existing owner occupied home.

- Vent bath to code.

will be vented.

- Install second floor egress window

Since this is a single family owner occupied home, the bedroom window is original from the time the house was built, the window replacement would fall under the requirement of the IRC/Minnesota Building Code which doesn't require replacement of the bedroom window.

- Install tempered glass window at top of stairs and at second floor

Tempered glass isn't required under the IRC and therefore this isn't a valid order.

- Replace rear low sloped area of house roof covering and re frame so insulation meets code.

Under what requirement of the IRC is it required to re-frame the roof and insulate to "code".

- Install 1 hour fire wall at west wall of garage.

This garage has been in place for more than 35 years so the firewall requirement aren't valid for this garage.

- A building permit is required to correct the above deficiencies.

ELECTRICAL Inspector: Dan Moynihan
Phone: 651-266-9036

All of the electrical requirement would have been corrected by now, the home owner wants to upgrade the service to circuit breakers and has a contractor ready to do the work, but the St. Paul Inspection Department is refusing to allow the electrical contractor to buy the permit and do the work. These violations are in place at this time because of the Inspections Department refusal to issue the permit. The electrical orders are also vague as to location of the violations.

- 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 a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit

- Install S type fuse adapters and proper size S fuses.

- Verify that fuse amperage matches wire size

- Close openings in junction boxes with knockout seals and/or junction box covers

Properly strap cables and conduits in basement/ service conduit on the exterior of the house.

- Install/replace GFCI receptacle in basement bathroom adjacent to the sink

- Install globe-type enclosed light fixture on all closet lights

- 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

- 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.

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ELECTRICAL Inspector: Dan Moynihan
Phone: 651-266-9036

- Install exterior lights at back entry doors

- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement/garage

- Based on repair list purchase permit for a service and 6 circuits.

- 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 current 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: Rick Jacobs

Phone: 651-266-9054

- Basement - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)

There is a non leavered gas valve in the gas piping above the water heater, the gas lines are rigid iron pipe.

- Basement - Water Heater - T and P relief discharge piping incorrect (MPC 2210 Subp. 4)

There is a temperature pressure relief valve discharge pipe, the pipe is black iron which will work without failing and there aren't threads at the end of the pipe.

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This would have to be looked at as a questionable order since the black iron pipe works as good as a copper or galvanized pipe.

•
Basement - Water Heater - Vent must be in chimney liner (IFGC 501.12)

This water heater (based on the age of the water heater) was installed in the late 1990's and the combustion vent is going into the chimney just above where the furnace is vented into the chimney. Without going up on the roof and looking down into the chimney or taking the combustion vent pipe apart there is no way for either the Inspector or me to know if it is or isn't vented into the metal liner.

•
Basement - Water Heater - gas venting incorrect (IFGC 503)

This appears to be the same order as above just stated different.

•
Basement - water Meter - corroded piping; incorrect piping (MPC 0200 0.)

The water meter has been changed out by the St. Paul water department, if there is incorrect pipe the incorrect pipe was installed by the St. Paul Water Department. All other galvanized piping on the house side of the meter is original from the time the house was built. The small amount of corrosion in the galvanized pipe threads is normal and the corrosion couldn't justify requiring replacement of the pipe.

•
Basement - Water Heater - T&P drips and it is incorrect.

The temperatur pressure valve is leaking and should be replaced, in a 24 hour period I would expect that there will be less than 4 oz of water from the dripping valve.

•
Basement - Water Piping - improper fittings or usage (MPC 0420)

Where are the improper fittings, there are galvanized fittings used for the galvanized pipes and copper fittings where the copper piping is used.

•
Basement - Water Piping - improper piping or usage (MPC 0520)

where is the improper piping, I found only copper and galvanized water supply piping.

•
Basement - Water Piping - pipe sizing incorrect (MPC 4715.1730)

with the basement plumbing fixtures there are more than three faucets connected to 1/2" piping which means that if all faucets were turned on there would be a reduction in the water flow to the fixtures, sighting this violation that would require the home owner to move out of their house appears to be an over reach by the inspector.

•
Basement - water Piping - provide water piping to all fixtures and appliances (MPC 1700)

There is water piping to all the basement fixtures.

•
Basement - water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)

There aren't any pipes that would fall into this vage order.

•
Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)

The City water supply pipe coming into the house from the City water main is 3/4", the water supply piping in the basement to the first major take off is 3/4".

Basement - Gas Piping - remove any unused gas piping to the gas main and cap or plug to code. Plug any opening properly.

There isn't any unused gas piping, this is not a valid order.

• 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)

The vent piping for the dryer is ridge 4" metal pipe.

• Basement - Laundry Tub - faucet is missing, broken or parts missing (MPC 0200. P.)

There are no missing faucet parts, not a valid order.

• Basement - Laundry Tub - water piping incorrect (MPC 0200 P.)

The water supply piping to the laundry tubs are copper and galvanized, which is within code.

• Basement - Lavatory - waste incorrect (MPC 2300)

• Basement - Sink - waste incorrect (MPC 2300) also provide proper CO at base of stack.

There is a clean out at the base of the 4" soil stack, and there is a clean out where the kitchen sink waste line goes into the basement floor, not a valid order.

• Basement - Soil and Waste Piping - replace the floor drain cover or clean out plug (MPC 1300)

There is a floor drain cover.

• Basement - Toilet Facilities - fixture is broken or parts missing (MPC 0200 O.) also reset toilet to floor.

There is a crack at the base of the toilet where the anchor bolts secure the toilet to the floor there isn't any reason to reset the toilet to the floor.

• Basement - Toilet Facilities - unvented (MPC 0200. E)

There is a vent coming up through the floor within three feet of the toilet and one foot from the shower drain, this vent pipe is connected into the original main venting pipe that was original installed for a basement toilet, this isn't a valid order.

• Basement - Toilet Facilities - waste incorrect (MPC 2300)

There are signs in front of the toilet that the concrete floor was patched which would indicate that the toilet was connected to the sewer line under the floor. The only way anyone would know if this is incorrect would be by removing the floor, it is reasonable to assume that it was done correctly because they did install a vent piping with cast iron piping coming out of the floor.

• Basement - Shower - faucet is missing, broken or parts missing (MPC 0200. P.)

The shower head has been sealed with a metal cap, so the shower isn't usable and therefore whatever type of faucet is installed doesn't make any difference, this shouldn't be considered a valid order.

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PLUMBING Inspector: Rick Jacobs
Phone: 651-266-9054

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Basement - Shower - incorrectly vented (MPC 2500)

The vent for the shower is with the vent for the toilet, the shower is vented.

•
Basement - Shower - provide anti-scald valve (MPC 1380. Subp. 5)

Since the shower is capped off why would an anti-scald or any other type of faucet be needed, not a valid order.

•
Basement - Shower - waste incorrect (MPC 2300)

There is a drain in what was originally a the shower compartment and there is water standing in the drain which would indicate that there is a trap and that would also indicate that there is a proper drain.

•
Basement - Shower - water piping incorrect (MPC 0200 P.)

Since the shower is capped off, no water can flow out of the original shower pipe what type of water piping is needed, all of the orders about the basement shower aren't valid because the shower is capped off.

•
First Floor -Sink - plug sprayer opening in kitchen sink properly

The original opening in the sink, where a spray hose would have been located is going to be used for a soap dispenser.

•
First Floor -Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)

•
First Floor - Toilet Facilities - waste incorrect (MPC 2300) also reset toilet to floor.

The first floor toilet is connected to the original cast iron pipe, there isn't any water leaking from the toilet, there shouldn't be any need to reset the toilet, not a valid order.

•
First Floor -Tub and Shower - Provide a vacuum breaker for the handheld shower (MPC 2000 B)

Data is being collected about the handheld shower.

•
First Floor - Tub and Shower - faucet is installed incorrect (MPC 0200. P.)

There is nothing to indecate that the faucet is incorrectly installed, since there is nothing stating what is wrong this is not a valid order.

•
First Floor -Tub and Shower - replace waste and overflow (MPC 1240)

There is a rubber seal missing behind the tub overflow, this isn't anything that would rise to the level of requireing the home owner to move out of their home.

•
Exterior -Lawn Hydrants - Requires backflow assembly or device (MPC 2000)

The required vacum breakers that are supposed to be installed on the outside faucets cost from six dollars to fourteen dollars and are screwed onto the outside faucet,

report.txt
this isn't something that should be listed as a violation that would be used to force a home owner out of their home.

- Obtain plumbing permits prior to commencement of work.
HEATING Inspector: Maureen Hanson
Phone: 651-266-9043

- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe

The furnace had been replaced before this March 30, 2012 inspection so why were these orders written for a new furnace.

- Replace furnace flue venting to code

Replaced before this order was written

- Connect furnace and water heater venting into chimney liner

Furnace combustion vent piping was replaced, water heater venting was not part of the furnace replacement, the furnace contractor wasn't doing plumbing.

- Vent clothes dryer to code

Covered under the plumbing notices. second order for the same thing.

- Provide adequate combustion air and support duct to code

The combustion air supply would be done under the furnace replacement permit. There aren't any unsupported ducts, this isn't a valid order.

- Plug, cap and/or remove all disconnected gas lines

Covered under plumbing notices, second order for the same thing.

- 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.

Same order as from Building Inspector, second order for the same thing.

- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.

The ducting has been installed as normally done for all single family homes and there aren't access doors/openings for inspections of the interior of the ducts for any furnace installation, this isn't done. The cleaning of the ducts interior in a owner occupied home is an unreasonable request since you are telling the home owner how to clean their home and by no means is this home in an unsanitary condition, this order should be supported by code number when requested.

- Repair and/or replace heating registers as necessary

No repair needed.

- Provide heat in every habitable room and bathrooms

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There is heat in every habitable four season room, not a valid order.

- Provide heat loss calculations to determine if recently installed furnace is properly sized.

was provided by the heating contractor as part of the furnace replacement permit.

- Seal chimney around penetrations.

The chimney is being sealed where the furnace combustion vent pipe enters the brick chimney.

- Provide installation and owner's manual for furnace.

Provided by heating contractor.

- Mechanical gas and warm air permits are required for the above work and recently installed furnace, penalty fee applied.

ZONING

1.
This property is in a(n) R4 zoning district.

2.
This property was inspected as a Single Family Dwelling.

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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.

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 in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval 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 651-266-9046 or leave a voice mail message.
Sincerely,

James L. Seeger

report.txt

Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9046
Email: james.seeger@ci.stpaul.mn.us

JLS:mj
Attachments

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A. J. Moore Electric, Inc.

413 Third Street North
 Delano, MN 55328
 763-972-5961 Office
 763-972-5867 Fax
 www.ajmelectric.com

Proposal

Date	Proposal #
2/15/2012	120112

Name / Address
Jarred D Johnson 685 Orange Ave E Saint Paul MN 55106

Project 120112 Johnson in St. Paul

			P.O. No.	Terms
				Due on receipt
Item	Qty	Description	Unit Rate	Total
		Incurring Cost		
121-1	1	Electrician - Travel	30.00	30.00
121	1	Electrician	55.00	55.00
121	0.5	Electrician	85.00	42.50
		Proposed Cost - new 100 amp services		
121	10	Electrician	85.00	850.00
699	1	Project Materials	996.89	996.89
Permits	1	Permits	160.00	160.00
			Total	\$2,134.39

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control. This proposal subject to acceptance within 30 days and it is void thereafter at the option of the undersigned. Any alterations or deviation from the above specifications involving extra cost of material or labor will only be executed upon written orders for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

Signature