



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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April 29, 2012 (Revision)

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.

All moisture is removed

Remove mold, mildew and moldy or water damaged materials.

All wall coverings have been removed. Block walls show no signs of organic growth. Owner to repair/replace gutters & downspouts. Minor grading repair around sides & front of house. Owner to evaluate rear foundation and possibly major repair

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.

Upstairs railing to be removed and installed at the correct elev. Bsmt. stairs to remain

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

If owner does not replace windows – owner will putty, prime, paint and repair weights

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

If owner does not replace windows – storms & screens will be puttied, primed & painted

Provide functional hardware at all doors and windows

Owner to install door knobs where missing & abandon hdwe. at base of stairs to 2nd level

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

Same as above

Weather seal exterior doors, threshold and weather-stripping.

Owner installed new back door assembly. Owner to weather tight around new door frame

Repair walls, ceiling and floors throughout, as necessary.

Owner stated they are to undergo major remodel (bath, rear two rooms, roof system replacement

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.

Owner is aware of MPCA, Ramsey Cty rules

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

Owner will seal around mechanicals that penetrate from the basement to 1st floor

Air-seal and insulate attic/access door.

Owner to undergo major remodel of upstairs to address several issues during remodel

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

Owner to insulate when remodeling

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

Owner to install where possible. OWNER has S.D.s throughout already but will hard wire where possible

Provide major clean-up of premises.

Property is quite clean. Dumpster has been filled with significant clean up material

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

Owner to patch 3 or 4 small areas of stucco. If owner does not coil-wrap trim . . . owner will scrape, prime & paint trim.

Replace garage roof covering and vents to code.

No vents on roof – none required. Owner to replace roofing

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

Address numbers are installed per code

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

Owner agreed to replace one window upstairs with casement window.

Repair bottom tread in basement.

Owner repaired bottom riser. Owner CANNOT correct headroom issue but will install guard rail on side of stairs

Remove 32 inch of wall covering from basement floor up.

Owner removed all wall coverings. Basement is quite clean with no indications of organic growth

Replace rear door with exterior door and weather striping.

Door & frame is replaced. Waiting to obtain permit to complete work

Vent bath to code.

Bathroom to be remodeled and vented

Install second floor egress window

Owner to install casement window

Install tempered glass in window at top of stairs and at second floor.

Any type of safety glazing is allowed

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

Owner to replace roofing system and install insulation, E.P.D.M. roofing, soffit, fascia on the roof flat roofs at rear of house

Install 1 hour fire wall at west wall of garage.

Building has no openings on that wall and will not be required to protect wall

A building permit is required to correct the above deficiencies.

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

Owner is replacing fuse boxes with new service and up to some new circuits. Owner to contact Senior Electrical Inspector to review proposed work. (Dan Moynihan 651-266-9034)

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.

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

Owner is remodel bathroom. Owner to contact Senior Plumbing Inspector to review proposed work. (Rick Jacobs 651-266-9051)

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

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

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

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

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

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Basement - Water Heater - T&P drips and it is incorrect.
Basement - Water Piping - improper fittings or usage (MPC 0420)
Basement - Water Piping - improper piping or usage (MPC 0520)
Basement - Water Piping - pipe sizing incorrect (MPC 4715.1730)
Basement - Water Piping - provide water piping to all fixtures and appliances (MPC 1700)
Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)
Basement - Gas Piping - remove any unused gas piping to the gas main and cap or plug to code. Plug any opening properly.
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)
Basement - Laundry Tub - faucet is missing, broken or parts missing (MPC 0200. P.)
Basement - Laundry Tub - water piping incorrect (MPC 0200 P.)
Basement - Lavatory - waste incorrect (MPC 2300)
Basement - Sink - waste incorrect (MPC 2300) also provide proper CO at base of stack.
Basement - Soil and Waste Piping - replace the floor drain cover or clean out plug (MPC 1300)
Basement - Toilet Facilities - fixture is broken or parts missing (MPC 0200 0.) also reset toilet to floor.
Basement - Toilet Facilities - unvented (MPC 0200. E)
Basement - Toilet Facilities - waste incorrect (MPC 2300)
Basement - Shower - faucet is missing, broken or parts missing (MPC 0200. P.)
Basement - Shower - incorrectly vented (MPC 2500)
Basement - Shower - provide anti-scald valve (MPC 1380. Subp. 5)
Basement - Shower - waste incorrect (MPC 2300)
Basement - Shower - water piping incorrect (MPC 0200 P.)
First Floor - Sink - plug sprayer opening in kitchen sink properly
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.
First Floor - Tub and Shower - Provide a vacuum breaker for the handheld shower (MPC2000B)
First Floor - Tub and Shower - faucet is installed incorrect (MPC 0200. P.)
First Floor - Tub and Shower - replace waste and overflow (MPC 1240)
Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
Obtain plumbing permits prior to commencement of work.

HEATING Inspector: Maureen Hanson Phone: 651-266-9043

Owner to contact Senior Mechanical Inspector to review proposed work. Jerry Hanson 651-266-9044)

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
Replace furnace flue venting to code
Connect furnace and water heater venting into chimney liner
Vent clothes dryer to code

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Provide adequate combustion air and support duct to code

Plug, cap and/or remove all disconnected gas lines

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.

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.

Repair and/or replace heating registers as necessary

Provide heat in every habitable room and bathrooms

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

Seal chimney around penetrations.

Provide installation and owner's manual for furnace.

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.

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
Code Compliance Officer

Department of Safety and Inspections
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Saint Paul MN 55101
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