



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
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November 16, 2010

Kevin L Menard
617 Ne Taylor St
Minneapolis MN 55413-2423

Re: 1186 7th St E
File#: 06 268952 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on October 28, 2010.

Please be advised that this report is accurate and correct as of the date November 16, 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 November 16, 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**

- Insure basement cellar floor is even, is cleanable, and all holes are filled.
- Tuck Point interior/exterior of foundation as necessary.
- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- Install 20 minute smoke and draft door assembly between the attached garage and dwelling.
- 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.
- Strap or support top of stair stringers for structural stability.
- 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
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.

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

- Install floor covering in bathroom and kitchen that is impervious to water.
- Repair walls, ceiling and floors throughout, as necessary to meet code.
- 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.
- Any framing members that required repair or 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 adequately supported, etc.) are to be reconstructed in an approved manner.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
- Repair chimney in an approved manner.
- Provide general rehabilitation of garage.
- Install address numbers visible from street and on the alley side of garage.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Openings in stair risers must be less than 4 inches.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Remove or replace fence (repair is not an option)
- Replace or properly sister floor joist that are decayed in first floor, floor system.
- Install all joist hangers on joists with spans over.
- Cover exposed foam with code approved materials.
- A building permit is required to correct the above deficiencies.

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

- 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

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

- verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- Verify that fuse/circuit breaker amperage matches wire size
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
- Properly strap cables, boxes and conduits in first floor and basement.
- install/replace GFCI receptacle in first bathroom adjacent to the sink
- Ground bathroom light in first and second bathroom and disconnect receptacle on fixture
- Install globe-type enclosed light fixture on all closet lights
- Remove all cord wiring, open splices and wire in shed to west.
- 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
- 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 throughout the building.
- Replace all painted-over receptacles.
- Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
- Move meter outside; install a new 100 amp service wire to code. Basement, wire furnace to code. First floor, add receptacles to every room per bulletin 80-1. Second floor center bedroom, add third receptacle, remove all open and disconnected wires.
- 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: Steve Fernlund Phone: 651-266-9052

- Basement - Gas Piping - replace corroded piping (IFGC 406.1.2)
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Soil and Waste Piping - improper pipe supports (MPC 1430 Subp. 4)
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - no soil stack base clean out
- Basement - Soil and Waste Piping - replace corroded cast iron or steel waste piping (MPC 0200)
- Basement - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)

PLUMBING **Inspector: Steve Fernlund** **Phone: 651-266-9052**

- Basement - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Water Heater - gas venting incorrect (IFGC 503)
- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Meter - support meter properly (MPC 2280)
- Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- First Floor - Lavatory - unvented (MPC 0200. E)
- First Floor - Lavatory - waste incorrect (MPC 2300)
- First Floor - Toilet Facilities - incorrectly vented (MPC 2500)
- First Floor - Toilet Facilities - waste incorrect (MPC 2300)
- First Floor - Tub and Shower - incorrectly vented (MPC 2500)
- First Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- First Floor - Tub and Shower - waste incorrect (MPC 2300)
- Second Floor - Gas Piping - dryer gas shutoff; connector or piping incorrect (IFGC 402.1)
- Second Floor - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)
- Second Floor - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Second Floor - Laundry Tub - unvented (MPC 0200 E)
- Second Floor - Laundry Tub - waste incorrect (MPC 2300)
- Second Floor - Laundry Tub - water piping incorrect (MPC 0200 P.)
- Second Floor - Lavatory - unvented (MPC 0200. E)
- Second Floor - Lavatory - waste incorrect (MPC 2300)
- Second Floor - Lavatory - water piping incorrect (MPC 0200 P.)
- Second Floor - Toilet Facilities - unvented (MPC 0200. E)
- Second Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- Second Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- Second Floor - Tub and Shower - unvented (MPC 0200. E)
- 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 leaks; provide documentation from a licensed contractor that the heating unit is safe.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines.

HEATING

Inspector: Maureen Hanson

Phone: 651-266-9043

- 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.
- Remove unapproved wood burning stove.
- Run condensate drain from furnace in basement to an approved location and secure as needed.
- Provide room-by-room heat loss calculations.
- Install ductwork to code.
- Gas and ventilation mechanical permits are required for the above work.

Zoning:

1. This property is in a(n) B3 zoning district.
2. This property was inspected as a Single Family Dwelling.

Notes:

- See attachment for permit requirements and appeals procedure.
- Provide plans and specifications for any portion of the building that is to be rebuilt.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
- There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate Codes when complete.
- Interior of west side storage shed not available for inspection. Repair per applicable codes.
- The building is approved for **one** dwelling units but contains **two** dwelling units. Obtain approval for additional units or remove the excess dwelling units. If the additional units are approved, maintain the required fire-separation between dwelling units and between units and common area.

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:dj / Attachments