



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Code Compliance Report

March 12, 2012

TOMAS ORIHUELA
3860 HAMILTON ST
BURNSVILLE MN 55337

Re: 482 Stinson St
File#: 08 193866 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on February 22, 2012.

Please be advised that this report is accurate and correct as of the date March 12, 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 12, 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**

- Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed.
- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- Permanently secure top and bottom of support posts in an approved manner.
- Cover water meter pit with concrete or decay resistant, screwed-down cover. Cleanouts to be flush with floor slab.
- 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.

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

- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.
- 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 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.
- Re-level structure as much as is practical.
- Provide fire block construction as necessary and seal chases in basement ceiling.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- 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 downspouts and a complete gutter system on house and garage.
- Install rain leaders to direct drainage away from foundation.
- Replace house and garage roof covering and vents to code.
- Provide general rehabilitation of garage.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Remove trees which are against foundation of home and garage.
- 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.
- Install tempered glass in window over bathtub.
- Re level front porch -sags in middle.
- Replace all missing or damaged siding with same type or replace all siding.
- Install 1 hour fire wall at south and east sides of garage.
- Support floor joist on first floor with proper supports in basement.
- Remove all wall covering in cellar and basement.
- A building permit is required to correct the above deficiencies.

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

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service.

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

- 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
- Verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Install GFCI receptacle in first floor bathroom adjacent to the sink
- 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 front entry doors
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement/garage. No access
- 90% of wiring in basement removed due to vandalism. Rewire to 2011 NEC. Purchase permit for all circuits in panel.
- 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)
- 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 - 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 - corroded piping; incorrect piping (MPC 0200 0.)
- Basement - Water Meter - meter is removed or not in service (MPC 4715.1700)
- Basement - Water Meter - meter needs repair or is broken
- Basement - Water Meter - raise meter to a minimum 12 inches above floor (MPC 2280)
- Basement - Water Meter - remove meter from pit (MPC 88.08)
- Basement - Water Meter - service valves not functional or correct (MPC 1800 Subp 3,4)
- Basement - Water Meter - support meter properly (MPC 2280)

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

- Basement - Water Piping - add appropriate hangers (MPC 1430 Subp. 4)
- Basement - Water Piping - improper fittings or usage (MPC 0420)
- Basement - Water Piping - improper piping or usage (MPC 0520)
- 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 - dryer gas shutoff; connector or piping incorrect (IFGC 402.1)
- Basement - Gas Piping - replace improper piping or fittings (IFGC 406.1.2)
- Basement - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Basement - Soil and Waste Piping - add appropriate hangers (MPC 1430 Subp. 4)
- 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 - replace the floor drain cover or clean out plug (MPC 1300)
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)
- Basement - Sump Pump/Basket - provide a cover (MPC 2440 Subp. 4)
- First Floor - Sink - dishwasher is installed incorrectly.
- First Floor - Toilet - reset toilet on firm base.
- First Floor - Tub and Shower - whirlpool tub installed incorrectly - Flange needed.
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)
- First Floor - Gas Piping - replace improper piping or fittings (IFGC 406.1.2)
- First Floor - Lavatory - incorrectly vented (MPC 2500)
- First Floor - Lavatory - waste incorrect (MPC 2300)
- First Floor - Sink - faucet is missing, broken or parts missing (MPC 0200.P.)
- First Floor - Sink - unvented (MPC 0200. E)
- First Floor - Sink - water piping incorrect (MPC 0200 P.)
- First Floor - Toilet Facilities - incorrectly vented (MPC 2500)
- First Floor - Toilet Facilities - waste incorrect (MPC 2300)
- First Floor - Toilet Facilities - water piping incorrect (MPC 0200 P.)
- First Floor - Tub and Shower - fixture is broken or parts missing (MPC 0200 0.)
- First Floor - Tub and Shower - incorrectly vented (MPC 2500)
- First Floor - Tub and Shower - provide stopper (MPC 1240)
- First Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- First Floor - Tub and Shower - waste incorrect (MPC 2300)
- First Floor - Tub and Shower - water piping incorrect (MPC 0200 P.)
- Exterior - Piping Vents - verify proper vent through roof of proper size.

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

- Comments: - No plumbing permits were ever pulled for existing plumbing that was installed incorrectly. Re-pipe entire bathroom correctly after proper permits are received.
- Obtain plumbing permits prior to commencement of work.

HEATING **Inspector: Kevin Chapdelaine** **Phone: 651-266-9042**

- Install approved lever handle manual gas shutoff valve on furnace and remove unapproved valve.
- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- 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.
- Install approved metal chimney liner.
- Connect furnace and water heater venting into chimney liner.
- 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 including existing plug valves.
- Provide appropriate size openable window in all bathrooms or prove approved bathroom exhaust fan is vented to the exterior (Ventilation permit maybe required).
- 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.
- Mechanical GAS permit is required for the above work.

ZONING

1. This property is in a(n) I1 zoning district.
2. This property was inspected as a Single Family Dwelling.

Notes:

- See attachment for permit requirements and appeals procedure.
- This property is designed by the Vacant Buildings Department as a Category #3 which requires a \$5000.00 Performance Bond or Deposit at the time the permit is issued.
- Interior of garage not available for inspection. Repair per applicable codes.

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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
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:ml
Attachments