



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
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August 17, 2010

Craig Jensen
924 Eleanor St
St Paul MN 55102-4009

Re: 924 Eleanor Ave
File#: 07 153455 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on July 14, 2010.

Please be advised that this report is accurate and correct as of the date August 17, 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 August 17, 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**

- Provide complete storms and screens, in good repair for all door and window openings.
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- Install floor covering in bathroom and kitchen that is impervious to water.
- 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.
- 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.
- Provide general rehabilitation of garage and replace rotted siding.
- 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.
- Properly repair garage, garage door and fascia on east. Install numbers on both garages to code.

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

- Second floor bedroom window is too small in both units and no smoke detectors in any second floor bedrooms.
- Owner to supply ladder at final inspection for roof inspection.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Cari Williamette** **Phone: 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
- 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
- Verify that fuse/circuit breaker amperage matches wire size
- install/replace GFCI receptacle in basement and second bathroom adjacent to the sink. Unit B not working.
- Install globe-type enclosed light fixture on all closet lights
- Remove all cord wiring and adapters bath A
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates. Kitchen B Unit.
- 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 receptacle for garage door opener
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement.
- Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
- A Unit: Microwave cord through wall. Verify separate ground/neutral bar in panels. (Disconnects outside - verify)
- A Unit: Verify switch operation (south wall)
- A Unit: Provide access inside panel. Outside disconnect inside panel covers corroded. Need new screw in one disconnect. Provide illumination throughout exterior/interior.
- B Unit: Reinstall thermostat wire.
- 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: Denny Watters** **Phone: 651-266-9051**

- Basement - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- First Floor - Laundry Tub - Unit A - water piping incorrect, leaks (MPC 0200 P.)
- First Floor - Lavatory - Unit A - fixture is broken or parts missing, pop up (MPC 0200 0.)
- First Floor - Lavatory - Unit B - fixture is broken or parts missing pop up (MPC 0200 0.)
- First Floor - Sink - Unit A - Run dishwasher drains to code
- First Floor - Sink - Unit B - Run dishwasher drains to code.
- First Floor - Tub and Shower - Unit A - Provide access (MPC 0900)
- First Floor - Tub and Shower - Unit B - Provide access (MPC 0900)
- First Floor - Tub and Shower - Unit B - provide stopper (MPC 1240)
- Obtain plumbing permits prior to commencement of work.

HEATING **Inspector: Gary Stevens** **Phone: 651-266-9045**

- Install approved lever handle manual gas shutoff valve on all gas appliances and remove unapproved valve.
- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- New furnaces installed-permits and inspections required.
- Clean and Orsat test furnace(s) 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.
- Move furnace out of closet/alcove or provide documentation from the equipment manufacturer indicating that it is an approved installation.
- Move return air intake a minimum of ten (10) feet from furnace flue draft diverter or relocate it to another room.
- Return air to be ducted to furnace according to code. Currently R/A draws air through room containing fuel burning appliance.
- Unit 924 A-Furnace must not be located in sleeping room unless it meets the exceptions in the IFGC section 303.3.
- Install approved metal chimney liner. No permit or inspection.
- Replace furnace/water heater flue venting to code.
- Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
- Vent clothes dryer to code. No permit or inspection.
- Provide adequate combustion air and support duct to code. No permit or inspection.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines.
- Provide appropriate size operable window in bathrooms or provide bathroom exhaust system vented to outside with approved material according to code. A mechanical ventilation permit is required if an exhaust system is installed.

HEATING **Inspector: Gary Stevens** **Phone: 651-266-9045**

- 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, WARM AIR/VENTILATION permits is/are required for the above work.

ZONING

1. This property is in a(n) R4 zoning district.
2. This property was inspected as a Duplex.

This property was inspected as a Duplex which is not permitted in this zoning district; this property may be a non-conforming use and will require zoning approval before a sale can be approved, any permits may be issued or any work on the property is started.

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 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