



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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Code Compliance Report

May 29, 2012

Mom Haven 14 LP
1112 Price Ave
Columbia SC 29201-1860

**** This Report must be Posted
on the Job Site ****

Re: 137 Sims Ave
File#: 10 011231 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on May 08, 2012.

Please be advised that this report is accurate and correct as of the date May 29, 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 May 29, 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**

- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Install rain leaders to direct drainage away from foundation.
- Repair chimney in an approved manner. East side flashing not installed properly.
- Provide durable, dustless parking surface as specified in the zoning code.
- Provide ground cover capable of controlling sediment and erosion.
- 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.
- Replace all water damaged siding, trim and corners.
- Repair foundation covering.
- Remove dirt away from siding and foundation on west side of house and provide drainage away from structure. Also on west side install gutters and downspouts.
- Remove carpet from basement floor and install complete floor in basement and cellar. Also install vapor barrier in crawl space.
- Install joist hangers as needed on first floor, floor system.
- Repair west side windows or install masonry in openings on basement windows.

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

- Front deck is coming away from rim board repair.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Dave Blank** **Phone: 651-266-9032**

- 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 circuit breaker amperage matches wire size
- Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers
- Properly strap cables and conduits in basement.
- 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 in basement.
- Replace all painted-over receptacles.
- Ensure flush openings in paneled walls.
- Illegal electrical work performed.
- Install service to NEC requirements.
- Based on repair list purchase permit for all 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)
- Basement - Water Heater - T and P relief discharge piping incorrect (MPC 2210 Subp. 4)
- Basement - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Water Heater - gas venting incorrect (IFGC 503)

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

- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Meter - corroded piping; incorrect piping (MPC 0200 0.)
- Basement - Water Meter - raise meter to a minimum 12 inches above floor (MPC 2280)
- Basement - Water Meter - service valves not functional or correct (MPC 1800 Subp 3,4)
- Basement - Water Meter - remove all improper fittings and galvanized piping and fittings on the inlet side of the meter after obtaining proper permits from Saint Paul Regional Water.
- 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 - replace improper piping or fittings (IFGC 406.1.2)
- Basement - Soil and Waste Piping - add appropriate hangers (MPC 1430 Subp. 4)
- Basement - Soil and Waste Piping - improper pipe supports (MPC 1430 Subp. 4)
- First Floor - Lavatory - water piping incorrect (MPC 0200 P.)
- First Floor - Sink - faucet is missing, broken or parts missing (MPC 0200.P.)
- First Floor - Toilet Facilities - waste incorrect (MPC 2300) also reset the toilet on a firm base.
- First Floor - Tub and Shower - Provide access (MPC 0900)
- First Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- First Floor - Tub and Shower - provide stopper and replace waste and overflow (MPC 1240)
- Second Floor - Toilet Facilities - waste incorrect (MPC 2300) also reset toilet on a firm base.
- Second Floor - Tub and Shower - Provide access (MPC 0900)
- Second Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- Second Floor - Tub and Shower - provide stopper (MPC 1240)
- Second Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- Exterior - Gas Piping - Improper entry into dwelling (IFGC 404.4) Also the gas meter is missing. Retest all gas for Excel meter installation and unlock.
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- Exterior - Rain Leader - Not properly plugged or capped off
- Comments: - Obtain plumbing permits for plumbing work that was done without permits for all first and second floor fixtures and provide access and tests for inspections.
- Obtain plumbing permits prior to commencement of work.

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

- 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
- Vent clothes dryer to code.

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

- Provide adequate combustion air and support duct to code
- Plug, cap and/or remove all disconnected gas lines.
- Install furnace air filter access cover
- 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
- Conduct witnessed pressure test on gas piping system and check for leaks.
- Run second floor bath vent to the exterior of the house. A mechanical ventilation permit is required.
- Undercut doors one-inch above finished floor to rooms without ducted return air.
- Mechanical gas permit is required for the above work and the work performed since last code compliance inspection on 1/18/2011.

ZONING

1. This property is in a(n) RT1 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

Phone: 651-266-9046

JLS:ml

Email: james.seeger@ci.stpaul.mn.us

Attachments