



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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## Code Compliance Report

May 18, 2010

FANNIE MAE  
C/O JOHN SCHUSTER GROUP  
2201 OLD SHAKOPEE ROAD E  
BLOOMINGTON MN 55425

Re: 533 Burgess St  
File#: 10 309869 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on May 07, 2010.

Please be advised that this report is accurate and correct as of the date May 18, 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 May 18, 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, 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 fire rated doors, with self closing device, between common areas and individual units.
- Maintain one hour fire separation between dwelling units and between units and common areas
- Install handrails and guardrails at all stairways, including basement stairways, and return handrail ends to the wall or newel post per attachment.
- Install tempered or safety glass in window over stair landing to code
- Install tempered or safety glass in window over stairway to code
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary

**BUILDING**

**Inspector: Jim Seeger**

**Phone: 651-266-9046**

- Provide complete storms and screens, in good repair for all door and window openings
- Provide and operable latching device for all windows
- Provide operable hardware at all doors and windows
- Provide thumb type deadbolts for all entry doors. Remove any surface bolts
- Repair or replace damaged doors and frames as necessary, including storm doors
- Weather seal exterior doors
- 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 procedure if lead base paint is present (See St Paul Legislative Code, Chap. 34 for additional information).
- Install attic insulation according to applicable code
- Air-seal and insulate attic access door in an approved manner
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.
- Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, or a minimum of 8 sq. ft, one-half of which shall operate; and all bedroom windows shall meet emergency escape requirements (20 inch minimum opening width, 24 inch minimum opening height, and minimum net glazed area of 5.7 sq. ft.)
- Provide general clean-up of premise
- Repair siding, soffit, fascia, trim, etc. as necessary
- Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation of dwelling.
- Provide proper drainage around house to direct water away from foundation of house.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Provide durable, dustless parking surface as specified in the zoning code.
- Close in open stair risers to maintain an opening no greater than 4 inches
- Replace rotted wall on east side of front entry under front deck.
- Install floor in kitchen sink cabinet.
- Remove floor covering from lower unit and have re-inspected for rot and mold damaged.
- Remove carpet from basement and lower unit.
- Provide 1 hour fire rated separation between unit floor and ceilings and remove suspended ceiling from lower unit.
- Front main level bedroom in upper unit install egress compliance window.
- Have water damaged materials removed and drainage and water infiltration issues repaired and have testing company check air quality for safety.
- A building permit is required to correct the above deficiencies.

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**ELECTRICAL**      **Inspector: Mike Popovich**      **Phone: 651-266-9035**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Verify that circuit breaker amperage matches wire size
- Properly strap cables and conduits in basement
- 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
- 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
- Check building write-up for fire resistance requirements if both panels are in the common area in a basement or move 2nd unit electrical panel board to the second unit
- Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
- Rewire hot water heater and condensate pump circuits to code.
- 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: Tom Schweitzer**      **Phone: 651-266-9055**

- Basement - Water Heater - not fired or in service also the power vent venting is incorrect
- Basement - Water Meter - support meter properly
- Basement - Water Piping - boiler fill water line requires backflow assembly or device
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping
- Basement - Gas Piping - add appropriate hangers
- Basement - Soil and Waste Piping - add appropriate hangers
- First Floor - Tub and Shower - faucet is missing, broken or parts missing
- First Floor - Tub and Shower - provide stopper
- Second Floor - Tub and Shower - Provide access
- Second Floor - Tub and Shower - provide stopper
- Exterior - Lawn Hydrants - Requires backflow assembly or device
- Obtain plumbing permits prior to commencement of work.
- Clean and Orsat test furnace and boiler burners. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating units are safe.
- Provide adequate combustion air and support duct to code.

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**HEATING**

**Inspector: Paul Lauer**

**Phone: 651-266-9041**

- Provide appropriate size operable window in bathrooms 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.
- Repair or replace fin tube radiation and covers as needed.
- Install stop valve on each side of the back flow preventer.
- A hydronic mechanical 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 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:ml

Attachments