DEPARTMENT OF SAFETY AND INSPECTIONS
*Bob Kessler, Director*

CITY OF SAINT PAUL
*Christopher B. Coleman, Mayor*

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

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# Code Compliance Report

January 11, 2010

HOMEQ SERVICING
2207 NANCY PLACE
ROSEVILLE MN 55113

Re: 715 Cook Ave E
File#: 09 324277 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on December 18, 2009.

Please be advised that this report is accurate and correct as of the date January 11, 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 January 11, 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**

- Permanently secure top and bottom of support posts in an approved manner
- Remove or encapsulate asbestos in an approved manner
- 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
- Relocate 2nd floor electrical panel to 2nd floor unit or to common area; or protect panel and access corridor leading from common area to panel with 1 hour fire rated enclosure.
- Install handrails and guardrails at all stairways, including basement stairways, and return handrail ends to the wall or newel post per attachment.
- Strap or support top of stair stringers
- Install tempered or safety glass in window over stair landing to code
- Install tempered or safety glass in window over bathtub to code on first floor
- 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

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

- 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).
- 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 garage.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around garage to direct water away from foundation of garage.
- Install rain leaders to direct drainage away from foundation.
- Provide general rehabilitation of garage.
- Install address numbers visible from street and alley.
- Close in open stair risers to maintain an opening no greater than 4 inches
- A building permit is required to correct the above deficiencies
- Replace or sister over notched joist under first floor bathroom.
- Supply egress window for second floor east side bedroom.
- Install tempered glass in window in third floor stair area.
- Repair or replace garage door.
- Replace garage stairs to code.
- Remove third floor kitchen and stairs on east side of house. The third floor is not to be a third unit.

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

- 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 that fuse/circuit breaker amperage matches wire size in garage

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

- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Replace GFCI receptacle in third floor bathroom adjacent to the sink
- Ground bathroom light in first, second and third floor bathroom and disconnect receptacle on fixture
- Install globe-type enclosed light fixture on all closet lights
- Remove all cord wiring and loose cables
- 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
- Throughout building, install outlets and light fixtures per bulletin 80-1
- 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
- Properly wire exterior lights at garage
- Install exterior lights at side entry doors.
- Remove and or/ re-wire all illegal, improper or hazardous wiring in garage
- 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.
- In basement drill holes for romex run under joists, install connectors on romex at boxes. First and second floor add second and third receptacle to bedroom; third to living room; fourth to dining room and second to middle bedroom. Third floor south room add third receptacle.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.
- 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).

**PLUMBING Inspector: Denny Watters Phone: 651-266-9051**

- Basement - Water Heater - No gas shut off or gas piping incorrect all three water heaters
- Basement - Water Heater - Vent must be in chimney liner all three water heaters
- Basement - Water Heater - Water piping incorrect all three water heaters
- Basement - Water Heater - not fired or in service all three water heaters

**PLUMBING Inspector: Denny Watters Phone: 651-266-9051**

- Basement - Water Meter - meter is removed or not in service
- Basement - Water Piping - boiler fill water line requires backflow assembly or device (two)
- Basement - Gas Piping - strap dryer gas to wall, provide code dryer vent.
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage Fernco
- Basement - Laundry Tub - provide a vacuum breaker for the spout
- Basement - Laundry Tub - water piping incorrect remove extra water pipe
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect
- First Floor - Lavatory - faucet is missing, broken, or parts missing
- First Floor - Lavatory - waste incorrect
- Second Floor - Gas Piping - range gas shut off; connector or piping incorrect
- Second Floor - Lavatory - faucet is missing, broken, or parts missing
- Second Floor - Lavatory - fixture is broken or parts missing
- Second Floor - Lavatory - waste incorrect
- Second Floor - Sink - fixture is broken or parts missing
- Second Floor - Tub and Shower - Provide access
- Second Floor - Tub and Shower - provide anti-scald valve
- Second Floor - Tub and Shower - provide stopper
- Second Floor - Tub and Shower - replace waste and overflow
- Third Floor - Gas Piping - range gas shut off; connector or piping incorrect remove gas cock
- Third Floor - Lavatory - fixture parts missing
- Third Floor - Sink - fixture parts missing
- Third Floor - Tub and Shower - Provide access
- Third Floor - Tub and Shower - provide stopper
- Third Floor - Tub and Shower - replace waste and overflow
- Exterior - Lawn Hydrants - Requires backflow assembly or device
- Exterior - Piping Vents - could not verify vent on roof

**HEATING Inspector: Jerry Hanson Phone: 651-266-9044**

- Install approved lever handle manual gas shutoff valve on boiler and remove unapproved valve.
- Clean and Orsat test boiler burners. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating units are safe.
- Install approved metal chimney liner.
- Connect boilers and water heater venting into chimney liner.
- Provide adequate clearance from flue vent pipe on boilers to combustible materials or provide approved shielding according to code.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.

**HEATING Inspector: Jerry Hanson Phone: 651-266-9044**

- 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 exhaust fan vented to outside. A ventilation permit is required if a fan is installed.
- Provide heat in every habitable room and bathrooms.
- Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
- Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
- Repair or replace radiator valves as needed.
- Gas and hydronic mechanical permits are required for the above work.

**ZONING**

1. This property is in a (n) RT1 zoning district.
2. This property was inspected as a Duplex.

**Notes:**

- See attachment for permit requirements and appeals procedure.
- Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
- The building is approved for 2 dwelling units but contains 3 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:ml
Attachments