



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

June 26, 2012

Eh Pooled 211 Lp
1901 Braker Ln W
Austin TX 78758-5285

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

Re: 1220 Virginia St
File#: 11 246646 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on May 30, 2012.

Please be advised that this report is accurate and correct as of the date June 26, 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 June 26, 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**

- Dry out basement and eliminate source of moisture.
- 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.
- 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.
- Air-seal and insulate attic/access door and provide access to code.
- Provide major clean-up of premises.

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- 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.
- Provide fire block construction as necessary and seal chases in basement ceiling.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- 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 east side of house.
- Provide durable, dustless parking surface and driveway as specified in the zoning code.
- Provide ground cover capable of controlling sediment and erosion.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Properly install new roof cover on house.
- Sister second floor joist in basement ceiling one notched and one not properly overlapped.
- Finish framing on rear addition and insulate foundation to code with inspection .
- Install tempered glass in window over bathtub.
- Install treated wood foundation wall on rear addition before grading with proper damp proofing and insulation to frost depth.
- Permit value is \$28,000.00 for Building Permit.
- 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
- Install S type fuse adapters and proper size S fuses.
- Verify that amperage matches wire size
- Close openings in service panel/junction boxes with knockout seals and/or junction box covers.
- Properly wire exterior lights at front

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

- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Provide one (1) light for each 200 square feet in unfinished basement. One light must be switched on from the top of the stairs
- Install/replace GFCI receptacle in basement/first/second bathroom adjacent to the sink
- 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
- 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 back entry doors
- Remove and or/ re-wire all illegal, improper or hazardous wiring in garage, No access
- Replace all painted-over receptacles.
- Unfinished addition at back of house.
- Based on repair list purchase permit for 4 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: Jim Kaufer** **Phone: 651-266-9054**

- Basement - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Water Heater - Water piping incorrect (MPC 1730 Subp. 1) also water pipe sizing is incorrect.
- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Piping - improper fittings or usage (MPC 0420)
- Basement - Water Piping - pipe sizing incorrect (MPC 4715.1730)
- Basement - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Laundry Tub - fixture must be connected per MPC.
- Basement - Laundry Tub - provide a vacuum breaker for the spout (MPC 2000 B)
- Basement - Laundry Tub - unvented (MPC 0200 E)
- Basement - Laundry Tub - waste incorrect (MPC 2300)
- First Floor - Lavatory - fixture is missing.
- First Floor - Sink - sink needs to be connected per plumbing code.
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)

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PLUMBING **Inspector: Jim Kaufer** **Phone: 651-266-9054**

- First Floor - Lavatory - unvented (MPC 0200. E)
- First Floor - Lavatory - waste incorrect (MPC 2300)
- First Floor - Lavatory - water piping incorrect (MPC 0200 P.)
- First Floor - Tub and Shower - unvented (MPC 0200. E)
- First Floor - Tub and Shower - waste incorrect (MPC 2300)
- Exterior - Gas Piping - meter need to be raised above grade.
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- Obtain plumbing permits prior to commencement of work.

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

- 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 leak; 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 a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable 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
- Unable to gain entry to garage during inspection, however chimney vent is visible through the roof. If there is any nonconforming heating equipment in the garage, remove it and all connecting piping and venting and permanently seal and plug all openings or install equipment to code
- Mechanical gas and warm air permits are required for the above work.

ZONING

1. This property is in a(n) RM2 zoning district.
2. This property was inspected as a Single Family Dwelling.

Notes:

- See attachment for permit requirements and appeals procedure.
- There was considerable storage/clutter within garage at the time of the inspection. Property is to meet appropriate Codes when complete.
- Repair interior of garage 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