



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

Code Compliance Report

May 06, 2013

David L Meyer
359 Michigan St
St Paul MN 55102-3107

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

Re: 1565 7th St E
File#: 08 119318 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on March 14, 2013.

Please be advised that this report is accurate and correct as of the date May 06, 2013. 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 06, 2013. 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:

ZONING

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

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

- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- 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.

Re: 1565 7th St E
May 6, 2013
Page 2

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

- 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.
- 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.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Provide major clean-up of premises.
- Provide proper drainage around house to direct water away from foundation of house.
- Replace house roof covering and vents to code.
- Provide durable, dustless parking surface as specified in the zoning code.
- 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.
- Repair rear entry enclosure and roof.
- Install rear steps to code.
- Replace fascia, soffit and trim as needed.
- Install safety glass in window over bathtub.
- Properly repair all basement windows and openings.
- Repair loose limestone on front retaining wall.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Peggy Schlichte** **Phone: 651-266-9039**

- 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 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.
- Install/replace GFCI receptacle in basement/first/second bathroom adjacent to the sink
- Ground bathroom light in basement bathroom/second bathroom.
- Install globe-type enclosed light fixture on all closet lights
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code

Re: 1565 7th St E
May 6, 2013
Page 3

ELECTRICAL **Inspector: Peggy Schlichte** **Phone: 651-266-9039**

- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity (including 2-prong) and verify ground on 3-prong outlets. Insure all GFCI outlets are functioning properly. Rewire or replace improperly wired to the current NEC. (No power at time of inspection).
- Install hard-wired, battery backup smoke detector 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 front/side/back entry doors
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement.
- Replace all painted-over receptacles.
- Based on repair list purchase permit for 8 circuits.
- Provide access to all ceiling boxes in basement.
- Add receptacles as needed on first floor for floor spacing. Items blocking wall at time of inspection.
- Add receptacle on west wall in upper bedroom.
- Second floor bathroom - Relocate GFCI receptacle within or directly over a tub or shower space.
- 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 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 (MFGC 402.1)
- Basement - Water Heater - Vent must be in chimney liner (MFGC 501.12)
- Basement - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Water Heater - gas venting incorrect (MFGC 503)
- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Meter - meter is removed or not in service (MPC 4715.1700)
- Basement - Water Meter - raise meter to a minimum 12 inches above floor (MPC 2280)
- Basement - Water Meter - remove meter from pit (SPRW 94.04)
- Basement - Water Meter - service valves not functional or correct (MPC 1800 Subp 3,4)
- 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 (MFGC 411)

Re: 1565 7th St E
May 6, 2013
Page 4

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

- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - no soil stack base clean out
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)
- Basement - Laundry Tub - waste incorrect (MPC 2300)
- Basement - Laundry Tub - water piping incorrect (MPC 0200 P.)
- Basement - Lavatory - unvented (MPC 0200. E)
- Basement - Lavatory - waste incorrect (MPC 2300)
- Basement - Lavatory - water piping incorrect (MPC 0200 P.)
- Basement - Toilet Facilities - unvented (MPC 0200. E)
- Basement - Toilet Facilities - water piping incorrect (MPC 0200 P.)
- Basement - Tub and Shower - faucet is missing, broken or parts missing (MPC 0200. P.)
- Basement - Tub and Shower - fixture is broken or parts missing (MPC 0200 0.)
- Basement - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- Basement - Tub and Shower - unvented (MPC 0200. E)
- Basement - Tub and Shower - water piping incorrect (MPC 0200 P.)
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (MFGC 411)
- First Floor - Sink - unvented (MPC 0200. E)
- First Floor - Sink - waste incorrect (MPC 2300)
- Second Floor - Lavatory - waste incorrect (MPC 2300)
- Second Floor - Toilet Facilities - reset the toilet on a firm base (MPC 0870)
- Second Floor - Tub and Shower - Provide access (MPC 0900)
- Second Floor - Tub and Shower - fixture is broken or parts missing (MPC 0200 0.)
- 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)
- Second Floor - Tub and Shower - waste incorrect (MPC 2300)
- Exterior - Verify that there is one full size plumbing stack out the roof. MPC 0200E
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

HEATING **Inspector: Maureen Hanson** **Phone: 651-266-9043**

- 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
- Replace furnace flue venting to code

Re: 1565 7th St E
May 6, 2013
Page 5

HEATING **Inspector: Maureen Hanson** **Phone: 651-266-9043**

- Connect furnace and water heater venting into chimney liner
- Provide adequate clearance from flue vent connector on furnace to combustible materials or provide approved shielding according to code
- Vent clothes dryer to code
- Provide adequate combustion air and support duct to code
- Provide support for gas lines to code
- Plug, cap and/or remove all disconnected gas lines
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. 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
- Reconnect heating ducts in basement.
- Mechanical gas and ventilation permits are required for the above work.

Notes:

- See attachment for permit requirements and appeals procedure.
- This property is designed by the Vacant Buildings Department as a Category #3 which requires a \$5000.00 Performance Bond or Deposit at the time the permit is issued.

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: jim.seeger@ci.stpaul.mn.us

Attachments