



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

February 05, 2013

Central Bank
2104 Hastings Ave
Newport MN 55055-1501

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

Re: 55 Front Ave
File#: 12 066771 VB2

Dear Property Owner:

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

Please be advised that this report is accurate and correct as of the date February 05, 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 February 05, 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:

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

- Insure basement cellar floor is even, is 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.
- Weather seal basement bulk head using approved 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.
- 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.

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

- 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.
- Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner.
- Re-level structure as much as is practical.
- 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.
- 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.
- 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.
- Install rain leaders to direct drainage away from foundation.
- Provide general rehabilitation of garage.
- Install address numbers visible from street and on the alley side of garage.
- 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 east side kitchen cabinets and counter top.
- Remove all wall, ceiling and floor covering from basement.
- Remove 2nd floor kitchen and basement kitchen from structure, single family structure only.
- 2nd. floor to short for habitable space.
- Anchor post and beams in basement.
- Repair or replace all garage siding , trim, fascia and soffits (same type)
- Repair or remove fence and gate.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Randy Klossner** **Phone: 651-266-8989**

- 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

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ELECTRICAL **Inspector: Randy Klossner** **Phone: 651-266-8989**

- 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/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/ service conduit on the exterior of the house.
- Ground bathroom light in basement/first bathroom/second bathroom and disconnect receptacle on fixture
- Install globe-type enclosed light fixture on all closet lights
- 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 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 door.
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement/garage
- Replace all painted-over receptacles.
- Rewire dishwasher and disposal to 2011 NEC.
- Remove/rewire A/C receptacle in living room to 2011 NEC.
- Remove/rewire range receptacle in main kitchen to 2011 NEC.
- Remove/rewire microwave hood fan to 2011 NEC.
- Move laundry equipment to maintain electrical panel clearance per NEC.
- Remove all wiring in basement installed without permit and rewire to NEC..
- Based on repair list purchase permit for 10 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 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 - No gas shut off or gas piping incorrect (MFGC 402.1)
- Basement - Water Heater - Provide adequate combustion air for gas appliance. (MMC 701)
- Basement - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Meter - corroded piping; incorrect piping (MPC 0200 0.)
- 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)

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

- Basement - Water Meter - service valves not functional or correct (MPC 1800 Subp 3,4)
- Basement - Water Meter - support meter properly (MPC 2280)
- Basement - Water Piping - add appropriate hangers (MPC 1430 Subp. 4)
- 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 - dryer gas shutoff; connector or piping incorrect (MFGC 411)
- Basement - Gas Piping - run dryer vent to code (MFGC 614.1 - 614.7)
- Basement - Laundry Tub - faucet is missing, broken or parts missing (MPC 0200. P.)
- Basement - Laundry Tub - waste incorrect (MPC 2300)
- Basement - Lavatory - unvented (MPC 0200. E)
- Basement - Lavatory - waste incorrect (MPC 2300)
- Basement - Sink - unvented (MPC 0200. E)
- Basement - Sink - waste incorrect (MPC 2300)
- Basement - Tub and Shower - Provide a vacuum breaker for the handheld shower (MPC 2000 B)
- Basement - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- Basement - Tub and Shower - unvented (MPC 0200. E)
- Basement - Tub and Shower - waste incorrect (MPC 2300)
- First Floor - Lavatory - waste incorrect (MPC 2300)
- First Floor - Tub and Shower - Provide a vacuum breaker for the handheld shower (MPC 2000 B)
- Second Floor - Lavatory - waste incorrect (MPC 2300)
- Second Floor - Sink - incorrectly vented (MPC 2500)
- Second Floor - Sink - waste incorrect (MPC 2300)
- Second Floor - Tub and Shower - Provide a vacuum breaker for the handheld shower (MPC 2000 B)
- Second Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- 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: 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
- Provide thirty (30) inches of clearance in front of furnace for service
- Vent clothes dryer to code

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

- Move furnace out of closet/alcove or provide documentation from the equipment manufacturer indicating that it is an approved installation
- 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
- 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 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
- 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.
- Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
- Mechanical gas permit is required for the above work.

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.
- Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
- The building is approved for 1 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 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).

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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