



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

October 29, 2012

Beth Agnes Woolsey
676 Wells St
Saint Paul MN 55106-3720

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

Re: 676 Wells St
File#: 12 090819 VB2

BUILDING **Inspector: Stephen Ubl** **Phone: 651-266-9021**

- Basement: Bottom of joists have been cut off-Provide engineer report for repair SPLC 34.34 (1)
- Basement: Install hangers, hanger nails & structural support above egress window SPLC 34.34 (1)
- Basement: Repair west foundation using acceptable and approved construction standards & practices SPLC 34.09 (1)
- Basement: Replace broken stationary glass pane at walk-out door SPLC 34.09 (3)
- Basement: Control drainage at walk-out door SPLC 34.08 (2)
- Basement: Stairs leading from walk-out door inconsistent SPLC 34.08 (10)
- Basement: Approved Hand Rail required at basement stairs SPLC 34.09 (2)
- Basement: Repair Door/Jamb to basement SPLC 34.09 (3f)
- 1st Floor: Repair ceilings SPLC 34.10 (7)
- Repair flooring SPLC 34.10 (7)
- 1st Floor: Install flooring in bathroom and kitchen that is impervious to water SPLC 34.10 (4)
- 1st floor: Repair front door SPLC 34.09 (3)
- 2nd floor: Repair/replace floor covering SPLC 34.09 (3)
- 2nd floor: Seal access to attic MN Energy Code Ch 1322 1102.4
- 2nd floor: Smoke Detector required MNRC Ch 1309 Sect 313.2.1
- 2nd floor: Install threshold & gasket at rear exit door SPLC 34.09 (3)
- Exterior: Step off of rear deck cannot exceed 7 3/4 in. SPLC 34.09 (2)
- Exterior: Trip hazards on walking surface at east side of building SPLC 34.08 (10)
- Exterior: Repair guard rail at rear deck (200 lb. load minimum) SPLC 34.09 (2)
- Exterior: Repair siding & confirm an approved drainage plane is installed SPLC 34.09 (c)
- Exterior: Repair soffit/fascia SPLC 34.09 (c)
- Exterior: Weather seal around egress window in an approved manner SPLC 34.09 (c)
- Exterior: Install ladder in window well for MNRC Ch 1309 Sect 310
- Exterior: Remove wood steps at east retaining wall SPLC 34.08 (10)
- Exterior: Install approved steps at front door SPLC 34.08 (10)

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BUILDING **Inspector: Stephen Ubl** **Phone: 651-266-9021**

- Exterior: Establish ground cover throughout the property SPLC 34.08 (3)
- Exterior: Submit engineer report by a registered engineer to repair ALL retaining walls on-site higher than 4 Ft. - SPLC 34.08 (3) & SPLC 334.09
- Exterior: Weather seal around rear door at main level SPLC 34.09 (c)
- Exterior: Remove deck rim joist at rear of building and reside SPLC 34.09
- Exterior: Envelope of entire building requires a weather-seal exterior - repair as needed SPLC 34.09
- Exterior: Repair/replace glazing screening to original state SPLC 34.09 (3)
- Exterior: Repair sidewalks, walking surfaces to a safe finish SPLC 34.08 (10)
- Exterior: Provide durable, dustless parking surface SPLC 34.08 (7)
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Dan Moynihan** **Phone: 651-266-9036**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Provide a complete circuit directory at service panel indicating location and use of all circuits.
- Verify that fuse/circuit breaker amperage matches wire size. No access because improper screws, or painted over screws. Install proper panel screws also.
- 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 second floor bathroom.
- Ground bathroom light in second floor bathroom.
- 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.
- 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.
- Properly wire exterior lights at front and back door.
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement.
- Electric heat added but never inspected. Submit a heat loss calculation, and repair damaged heaters to 2011 NEC.
- Properly bond metal conduits that contain the service grounding electrode conductor on outside of the house. Article 250, 2011 NEC
- Re-open walls that where open on 6/21/2012 (Fire Photos) for rough-in inspection. Electrical appears to be improperly wired from photos.
- 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.

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ELECTRICAL **Inspector: Dan Moynihan** **Phone: 651-266-9036**

- 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 Piping - improper fittings or usage (MPC 0420)
- 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 - Remove and cap all unused gas lines to code at the main.
- Basement - Gas Piping - dryer gas shutoff; connector or piping incorrect (MFGC 411)
- Basement - Gas Piping - retest all gas piping for Xcel meter unlock (MFGC 406.1)
- Basement - Gas Piping - run dryer vent to code (MFGC 614.1 - 614.7)
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Soil and Waste Piping - improper pipe supports (MPC 1430 Subp. 4)
- 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 - replace the floor drain cover or clean out plug (MPC 1300)
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)
- Basement - Laundry Tub - faucet is missing, broken or parts missing (MPC 0200. P.)
- Basement - Laundry Tub - fixture is broken or parts missing (MPC 0200 0.)
- Basement - Laundry Tub - incorrectly vented (MPC 2500)
- 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 - Toilet Facilities - fixture is broken or parts missing (MPC 0200 0.)
- Basement - Toilet Facilities - incorrectly vented (MPC 2500)
- Basement - Toilet Facilities - waste incorrect (MPC 2300)
- 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)
- 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)
- First Floor - Tub and Shower - Provide access (MPC 0900)

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

- First Floor - Tub and Shower - fixture is installed incorrectly (MPC 0200 0.)
- First Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- Second Floor - Gas Piping - range gas shut off; connector or piping incorrect (MFGC 411)
- 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 - replace waste and overflow (MPC 1240)
- Exterior - Lawn Hydrants - Broken or parts missing (MPC 0200 K)
- 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: Jerry Hanson** **Phone: 651-266-9044**

- Verify that first and second floor bathroom exhausts are run to the exterior in a code compliant manner. MNMC 601
- Install an exhaust in the basement bathroom. MNRC R303.3
- Provide heat in every habitable room and bathrooms. SPLC 34.11(6)
- Mechanical ventilation permit is required for the above work. MN Rules 1300.0120

ZONING

1. This property is in a(n) RT2 zoning district.
2. This property was inspected as a Single Family Dwelling.

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 Stephen Ubl 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