DEPARTMENT OF SAFETY AND INSPECTIONS
Bob Kessler, Director

CITY OF SAINT PAUL
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January 27, 2009

HOMECOMINGS C/O ANGELA CARLSON
P O BOX 550
CIRCLE PINES MN 55014

Re: 979 Maryland Ave E
File#: 07 211181 VB2

Dear Property Owner:

Pursuant to your request the above-referenced property was inspected and the following report is submitted:

BUILDING

1. Remove and replace front steps to code with landing.
2. Provide better access to water meter.
3. Repair ceilings in lower unit kitchen and bathroom.
4. Replace doors at window seat in lower unit.
5. Re-level front porch.
6. Insulate attic to code.
7. Replace carpet in upper unit.
8. **Note:** There is only one legal bedroom in upper unit.
9. Replace kitchen sink cabinet base.
10. Re-level rear porch and repair siding.
11. Provide guardrail and handrail at rear steps.
12. Repair garage overhead door and reconnect safety cables.
13. Provide sill plate in garage where missing or rotted out.
14. Provide 6" minimum clearance from wood to grade at garage.
15. Reinstall lattice at front porch.
16. Insure basement cellar floor is even, is cleanable, and all holes are filled.
17. Install handrails and guardrails at all stairways, including basement stairways, per attachment.
18. Install floor covering in the bathroom and kitchen that is impervious to water.
19. Maintain one-hour fire-separation between dwelling units and between units and common areas.
20. Relocate 2nd floor electrical panel to 2nd floor unit or to common area or protect panel with 1-hour fire- rated enclosure.
21. Install 20-minute fire-rated doors, with self-closing device, between common areas and individual units.
22. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.

BUILDING

23. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
24. Provide complete storms and screens, in good repair, for all door and window openings.
25. Repair walls, ceilings and floors throughout, as necessary.
26. Provide fire block construction as necessary.
27. Where wall and ceiling covering is removed install full-thickness or code-specified insulation.
28. 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).
29. 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 egress requirements (20" minimum width, 24" minimum height, but not less than 5.7 sq. ft. overall openable area; minimum 5.0 sq. ft. openable area if sill height is within 44 inches of grade).
30. Provide smoke detectors per the Minnesota Building Code and carbon monoxide detectors per State law.
31. Repair siding, soffit, fascia, trim, etc. as necessary.
32. Provide weather-sealed, air-sealed, and vermin-sealed exterior.
33. Provide proper drainage around house to direct water away from foundation.
34. Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation.
35. Install rain leaders to direct drainage away from the foundation.
36. Provide general rehabilitation of garage.
37. Replace or repair landing and stairway per code.
38. Repair or replace damaged doors and frames as necessary, including storm doors.
39. Weather-seal exterior doors.
40. Dry out basement and eliminate source of moisture.
41. Remove mold, mildew and moldy or water-damaged materials.
42. Install address numbers visible from street and alley.

ELECTRICAL

1. Ground the electrical service to the water service with a copper conductor within 5’ of the entrance point of the water service.
2. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC.
3. Provide a complete circuit directory at service panel indicating location and use of all circuits.
4. Verify/install a separate 20 ampere laundry circuit & a separate 20 ampere kitchen appliance circuit.
5. Install “S”-type fuse adapters and proper size “S” fuses.
6. Verify that fuse/circuit breaker amperage matches wire size.

ELECTRICAL

7. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
8. Check all outlets for proper polarity and verify ground on 3-prong outlets.
9. Install hard-wired, battery backup smoke detector as specified in Bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms.
10. Remove and/or rewire all illegal, improper or hazardous wiring in basement/ garage.
11. Duplex: 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.
12. *All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.*
13. *All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.*
14. *Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.*
15. *All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1)*
16. Add a receptacle in first floor dining room.

PLUMBING

All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.

Basement

1. The water heater temperature and pressure relief discharge piping is incorrect.
2. The water heater water piping is incorrect and missing.
3. The water meter is removed and not in service.
4. Repair or replace all corroded, broken or leaking water piping.
5. Provide water piping to all fixtures and appliances.
6. Run 1" water line from meter to first major take off.
7. The dryer gas shutoff, connector or gas piping is incorrect.
8. The soil and waste piping has no front sewer cleanout.
9. The laundry tub waste is incorrect and the fixture is broken, or parts missing.

First Floor

10. The kitchen sink waste is incorrect and missing trap.
11. The kitchen sink fixture is broken or parts missing.
12. The tub and shower fixture is broken or parts missing. Provide anti-siphon/anti-scald valve and replace waste and overflow.
13. The range gas shutoff, connector or gas piping is incorrect.

Second Floor

14. The pedestal lavatory waste is incorrect.
15. Provide access to bathtub and provide a stopper.
16. The range gas shutoff is incorrect.

HEATING

1. Install approved lever handle manual gas shutoff valve on both furnaces and remove unapproved valves.
2. Clean and Orsat test both furnace burners. Check all controls for proper operation. Check furnace heat exchangers for leaks; provide documentation from a licensed contractor that the heating units are safe.
3. Install chimney liner.
4. Connect furnaces and water heaters venting into chimney liner.
5. Vent clothes dryer to code.
6. Clean all supply and return ducts for warm air heating system.
7. Repair and/or replace heating registers as necessary.
8. Provide heat in every habitable room and bathrooms.
9. A gas mechanical permit is required for the above work.

ZONING

1. This house was inspected as a duplex.

NOTES

See attachment for permit requirements and appeals procedure.

Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

This is a registered vacant building. In order to reoccupy the building, all deficiencies listed on the 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.

Sincerely,

James L. Seeger
Code Compliance Officer
JLS: ml
Attachments