DEPARTMENT OF SAFETY AND INSPECTIONS
Ricardo X. Cervantes, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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December 01, 2010

Robert Casselman
670 Pelham Blvd #201
St Paul MN 55114-1719

Re: 838 Goodrich Ave
File#: 06 077610 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on November 18, 2010.

Please be advised that this report is accurate and correct as of the date December 01, 2010. 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 December 01, 2010. 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.
- Remove or encapsulate asbestos in an approved manner.
- Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes).
- Maintain one hour fire separation between dwelling units and between units and common areas.
- 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.

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- 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.
- 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 Co Conservation Code and the MN Dept. of Labor and Industry.
- Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, one-half of which shall operate.
- 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 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.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Install one hour rated assembly under basement stirs at rear stairway in basement.
- Install tempered glass in front landing to second floor.
- Remove stump at front of garage.
- Call for framing inspection before covering walls and before insulation inspection.
- A building permit is required to correct the above deficiencies.

ELECTRICAL Inspector: Cari Williamette Phone: 651-266-9034

- 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 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
- 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

ELECTRICAL Inspector: Cari Williamette Phone: 651-266-9034

- All new wiring must be done to current code with electrical permit and appropriate inspections.
- 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 2008 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: Denny Watters Phone: 651-266-9051

- Basement - Gas Piping - BACK: dryer gas shutoff; connector or piping incorrect (IFGC 402.1)
- Basement - Gas Piping - BACK: run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Basement - Laundry Tub - provide a vacuum breaker for the spout (MPC 2000 B)
- Basement - Laundry Tub - unvented (MPC 0200 E)
- Basement - Soil and Waste Piping - BACK: All waste and vent removed
- Basement - Soil and Waste Piping - BACK: no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - BACK: unplugged or open piping; back pitched piping (MPC 1000)
- Basement - Toilet Facilities - incorrectly vented (MPC 2500)
- Basement - Water Heater - BACK: No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - Water Heater - BACK: Vent must be in chimney liner (IFGC 501.12)
- Basement - Water Heater - BACK: not fired or in service (MPC 2180)
- Basement - Water Heater - Front: No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - Water Heater - Front: Vent must be in chimney liner (IFGC 501.12)
- Basement - Water Heater - Front: Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Water Heater - Front: not fired or in service (MPC 2180)
- Basement - Water Meter - BACK: raise meter to a minimum 12 inches above floor (MPC 2280)
- Basement - Water Piping - BACK: boiler fill water line requires backflow assembly or device (MPC 2100)
- Basement - Water Piping - Front: boiler fill water line requires backflow assembly or device (MPC 2100)
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)
- First Floor - Laundry Tub - Replace waste vent and fixture
- Second Floor - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)
- Second Floor - Laundry Tub - Replace all waste vent and fixtures
- Obtain plumbing permits prior to commencement of work.

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

- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- Clean and Orsat test both boiler burners. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating units are safe.
- Verify that the metal chimney liner is adequately sized for the connected load.
- Connect boilers and water heaters venting into chimney liner.
- Provide adequate clearance from flue vent pipe on boiler 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.
- 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 heat in every habitable room and bathrooms.
- Attach metal tag to expansion tank valve stating that this valve must be OPEN at all times except when draining the expansion tank.
- Support supply and return piping for heating system according to code.
- Conduct witnessed pressure test on hot water heating system and check for leaks.
- Install boiler pressure relief valve and pipe discharge to within eighteen inches of the floor.
- Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
- Repair or replace radiator valves as needed.
- Submit documentation from a licensed contractor that the wood burning fireplaces are clean and safe for use or permanently seal openings.
- Run condensate drain from A/C unit coils in attic to an approved location and secure as needed.
- Seal openings to incinerator in basement.
- There was no access to the attic at the time of inspection. All the equipment must be brought up to code and access provided for inspection.
- Abate or encapsulate asbestos pipe insulation. Work must be performed by a licensed abatement contractor.
- Gas and hydronic mechanical permits are required for the above work.

ZONING

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

This property was inspected as a Duplex which is not permitted in this zoning district; this property may be a non-conforming use and will require zoning approval before a sale can be approved, any permits may be issued or any work on the property is started.

Notes:

- See attachment for permit requirements and appeals procedure.
- Provide plans and specifications for any portion of the building that is to be rebuilt.
- 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.
- There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate Codes when complete.
- Interior of garage not available for inspection. Repair per applicable codes.

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 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:dj
Attachments