DEPARTMENT OF SAFETY AND INSPECTIONS
Ricardo X. Cervantes, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Code Compliance Report

November 19, 2013

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

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

Re: 838 Goodrich Ave
File#: 06 077610 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on November 12, 2013.

Please be advised that this report is accurate and correct as of the date November 19, 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 November 19, 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 Duplex.

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

- 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.
- Provide complete storms and screens, in good repair for all door and window openings.
- Air-seal and insulate attic/access door.

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

- 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.
- 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.
- 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.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Properly repair all missing or damaged stucco.(stucco permit required)
- Provide fire stopping and fire blocking to code.
- Repair trim and siding on garage.
- All wall and ceiling covering removed.
- Have fireplaces inspected and submit report to DSI.
- A building permit is required to correct the above deficiencies.

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

- Provide a complete circuit directory at service panels indicating location and use of all circuits.
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement/garage (No access).
- All new wiring (except service 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 current NEC.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Troy McManus Phone: 651-266-9053

- Basement - Water Heater - T and P valve Required (MPC 2210 Subp. 2)
- 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 Piping - add appropriate hangers (MPC 1430 Subp. 4)
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Basement - Gas Piping - run dryer vent to code (MFGC 614.1 - 614.7)

PLUMBING Inspector: Troy McManus Phone: 651-266-9053

- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Laundry Tub - unvented (MPC 0200 E)
- First Floor - Gas Piping - run dryer vent to code (MFGC 614.1 - 614.7)
- First Floor - Lavatory - faucet is missing, broken, or parts missing (MPC 0200.P.)
- First Floor - Lavatory - fixture is broken or parts missing (MPC 0200 0.)
- First Floor - Sink - faucet is missing, broken or parts missing (MPC 0200.P.)
- First Floor - Sink - fixture is broken or parts missing (MPC 0200 0.)
- First Floor - Toilet Facilities - fixture is broken or parts missing (MPC 0200 0.)
- First Floor - Toilet Facilities - reset the toilet on a firm base (MPC 0870)
- First Floor - Tub and Shower - Provide access (MPC 0900)
- First Floor - Tub and Shower - faucet is missing, broken or parts missing (MPC 0200. P.)
- First Floor - Tub and Shower - fixture is broken or parts missing (MPC 0200 0.)
- First Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- Second Floor - Lavatory - faucet is missing, broken, or parts missing (MPC 0200.P.)
- Second Floor - Lavatory - fixture is broken or parts missing (MPC 0200 0.)
- Second Floor - Sink - faucet is missing, broken or parts missing (MPC 0200.P.)
- Second Floor - Sink - fixture is broken or parts missing (MPC 0200 0.)
- Second Floor - Toilet Facilities - fixture is broken or parts missing (MPC 0200 0.)
- 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 - faucet is missing, broken or parts missing (MPC 0200. P.)
- 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)
- 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

- Plug, cap and/or remove all disconnected gas lines and unapproved valves and fittings. Conducted witnessed pressure test on entire gas piping system.
- Conduct witnessed pressure test on hot water heating system.
- Complete installation of fireplaces or remove and seal openings.
- Install a heating system and any necessary ventilation systems to code.
- Unable to gain entry to the attic at time of inspection.
- It appears there may be an air conditioning system located there. Complete installation or remove and seal openings.
- All of the above work must be completed under appropriate permits.

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.
- 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 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
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9046
Email: jim.seeger@ci.stpaul.mn.us

JLS:ml
Attachments