



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Saint Paul, Minnesota 55101-1806

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Code Compliance Report

May 06, 2010

DAVID BARLAGE
5621 INDIANA AVE N
BROOKLYN CENTER MN 55429

Re: 810 Buffalo St
File#: 06 272999 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on April 16, 2010.

Please be advised that this report is accurate and correct as of the date May 06, 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 May 06, 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: Ken Eggers** **Phone: 651-266-9047**

- Insure basement cellar floor is even, cleanable and all holes are filled
- Tuck Point interior/exterior of foundation as necessary
- Permanently secure top and bottom of support posts in an approved manner
- Cover water meter pit with concrete or decay resistant, screw down cover
- Install 20 minute fire rated doors, with self closing device, between common areas and individual units.
- Maintain one hour fire separation between dwelling units and between units and common areas
- Relocate 2nd floor electrical panel to 2nd floor unit or to common area; or protect panel and access corridor leading from common area to panel with 1 hour fire rated enclosure.
- Install handrails and guardrails at all stairways, including basement stairways, and return handrail ends to the wall or newel post per attachment.
- Strap or support top of stair stringers
- Install tempered or safety glass in window over stair landing to code

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BUILDING **Inspector: Ken Eggers** **Phone: 651-266-9047**

- 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 operable hardware at all doors and windows
- Provide thumb type deadbolts for all entry doors. Remove any surface bolts
- 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 procedure if lead base paint is present (See St Paul Legislative Code, Chap. 34 for additional information).
- Where wall and ceiling covering is removed install full thickness or code-specified insulation
- Install attic insulation according to applicable code
- Air-seal and insulate attic access door in an approved manner
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.
- Install water-proof enclosure in shower area
- Replace or repair landing and stairway per code
- Provide proper drainage around house to direct water away from foundation of house.
- Install address numbers visible from street and alley.
- Provide durable, dustless parking surface as specified in the zoning code.
- Install sidewalk from city sidewalk to front entry.
- Complete installation of kitchen cabinets at lower unit.
- Re-support and repair basement stair stringers, treads and install guardrail and handrail to code.
- Repair or replace upper unit kitchen cabinets and counter tops.
- Check all windows and insure that the hardware will keep the window functioning. Several windows in the upper level bedrooms won't stay open or in place.
- Remove and replace carpeting on main level.
- Install landings to code at rear and side entry.
- Install new basement windows where missing or damaged, provide for ventilation requirement.
- Remove nuisance trees and vines on house and at foundation and rear steps.
- Patch rear steps where concrete is damaged or missing.
- 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
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC

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

- 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 box with knock out seals, breaker blanks and/or junction boxes
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Ground bathroom light in second floor bathroom
- 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. No power at time of inspection.
- 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
- Install exterior lights at side entry doors
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement
- 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
- Insure all electrical entering the sides and bottom of the panel properly wired.
- Due to length of follow up inspection purchase permit for at least service and 8 circuits.
- Properly illuminate back stairwell.
- 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: Tom Schweitzer** **Phone: 651-266-9055**

- Basement - Water Heater - No gas shut off or gas piping incorrect
- Basement - Water Meter - remove meter from pit also, missing.
- Basement - Water Piping - add appropriate hangers
- Basement - Gas Piping - add appropriate hangers
- Basement - Soil and Waste Piping - no front sewer clean out; no soil stack base clean out
- First Floor - Lavatory - waste incorrect also needs C.O. on san. cross
- First Floor - Sink – unvented

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PLUMBING

Inspector: Tom Schweitzer

Phone: 651-266-9055

- First Floor - Sink - waste incorrect
- First Floor - Sink - water piping incorrect
- First Floor - Toilet Facilities - incorrectly vented
- First Floor - Tub and Shower - fixture is broken or parts missing
- First Floor - Tub and Shower - unvented
- Second Floor - Tub and Shower - Provide a vacuum breaker for the handheld shower
- Second Floor - Tub and Shower - faucet is missing, broken or parts missing
- Second Floor - Tub and Shower - provide stopper
- Exterior - Lawn Hydrants - Requires backflow assembly or device
- Obtain plumbing permits prior to commencement of work.

HEATING

Inspector: Paul Lauer

Phone: 651-266-9041

- Install approved lever handle manual gas shutoff valve on boiler and remove unapproved valve.
- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
- 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 appropriate size operable window in bathrooms 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.
- Install boiler pressure relief valve and pipe discharge to within 18 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.
- Gas and hydronic mechanical permits are required for the above work.

ZONING

1. This property is in a (n) RT1 zoning district.
2. This property was inspected as a Duplex.

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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.

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 651-266-8989 or leave a voice mail message.

Sincerely,

James L. Seeger
Code Compliance Officer
JLS:ml
Attachments