DEPARTMENT OF SAFETY AND INSPECTIONS
Bob Kessler, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

Code Compliance Report

May 12, 2010

Rebecca Lynn Bertini
872 Duluth St
St Paul MN 55106-3418

Re: 872 Duluth St
File#: 09 303639 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on May 03, 2010.

Please be advised that this report is accurate and correct as of the date May 12, 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 12, 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
- 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 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
- Provide complete storms and screens, in good repair for all door and window openings
- Provide and operable latching device for all windows
- Provide operable hardware at all doors and windows
- Provide thumb type deadbolts for all entry doors. Remove any surface bolts
- Repair or replace damaged doors and frames as necessary, including storm doors
- Weather seal exterior doors
- Install floor covering in bathroom and kitchen that is impervious to water
- Repair walls, ceiling and floors throughout, as necessary

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- 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).
- Any framing members that do not meet code (where wall and ceiling covering is removed, members that are over-spanned, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner
- Re-level structure as much as is practical
- Provide fire block construction as necessary
- 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.
- 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 escape requirements (20 inch minimum opening width, 24 inch minimum opening height, and minimum net glazed area of 5.7 sq. ft.)
- Provide general clean-up of premise
- Install water-proof enclosure in shower area
- Provide weather sealed, air sealed and vermin sealed exterior
- Replace or repair landing and stairway per code
- Repair siding, soffit, fascia, trim, etc. as necessary
- Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation of dwelling.
- Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation of garage.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around garage to direct water away from foundation of garage.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Replace house and garage roof covering and vents to code.
- Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
- Provide general rehabilitation of garage.
- Install address numbers visible from street and alley.
- Close in open stair risers to maintain an opening no greater than 4 inches
- Install concrete floor in basement.
- Repair basement stairs, risers, new treads, level and stabilize.
- Shore up and install a retaining wall in basement at west end where a large amount of dirt is eroding away.

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

- Install footings under support posts in basement.
- Install support beam where large piece of existing beam has been removed.
- Repair floor in garage.
- Remove storage sheds at rear of property or fire rate north walls.
- Install new floor coverings at first and second floors.
- Install new doors and windows as necessary.
- General rehabilitation of whole house required.
- Re-finish hardwood floors.
- Install landing at garage service door.
- Repair or replace overhead garage door.
- Repair fence as necessary.
- 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 panel indicating location and use of all circuits
- 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.
- Install/replace GFCI receptacle in second floor bathroom by bathtub
- Install globe-type enclosed light fixture on all closet lights
- 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 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
- Properly wire exterior lights at back door
- Install exterior lights at front entry doors
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement/garage
- Properly wire garbage disposal, water heater, first floor laundry receptacle.
- Properly wire boxes behind kitchen receptacles. (cubic inch capacity, ground splices)
- Replace electrical meter - water damaged.
- 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 - Water Heater - T and P relief discharge piping incorrect
- Basement - Water Heater - Water piping incorrect
- Basement - Water Heater - parts missing
- Exterior - Lawn Hydrants - Requires backflow assembly or device
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect
- First Floor - Laundry Tub - unvented
- First Floor - Laundry Tub - waste incorrect
- First Floor - Lavatory - unvented
- First Floor - Lavatory - waste incorrect
- First Floor - Sink - waste incorrect ABS/PVC glued
- First Floor - Toilet Facilities - unvented
- First Floor - Shower - Provide a vacuum breaker for the handheld shower
- First Floor - Shower - provide anti-scald valve
- First Floor - Shower - unvented
- Second Floor - Lavatory - faucet is missing, broken, or parts missing stopper
- Second Floor - Lavatory - waste incorrect ABS/PVC glued
- Obtain plumbing permits prior to commencement of work.

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

- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
- Install furnace flue venting according to the manufacturer's installation instructions.
- 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 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.
- Install furnace air filter access cover.
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Provide heat in every habitable room and bathrooms.
- Install heating system to code.
- Gas and warm air mechanical permits are required for the above work.

ZONING

1. This property is in a (n) I1 zoning district.
2. This property was inspected as a Single Family Dwelling.

Notes:

- See attachment for permit requirements and appeals procedure.

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 Ken Eggers 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