



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
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Code Compliance Report

March 28, 2013

Joseph F Palen
1055 N 5th St
Minneapolis MN 55403-4324

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

Re: 688 6th St E
File#: 08 182672 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 07, 2013.

Please be advised that this report is accurate and correct as of the date March 28, 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 March 28, 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) RT1 zoning district.
2. This property was inspected as a Duplex.

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

- Permanently secure top and bottom of support posts 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.
- Provide complete storms and screens, in good repair for all door and window openings.
- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.

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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.
- 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.
- Install rain leaders to direct drainage away from foundation.
- 2nd. floor unit and 1st. floor unit needs carbon monoxide and smoke detectors.
- Both units need 20 minute fire rated doors from common area with closing devices and smoke gaskets.
- Front porch area has cracks between stucco and siding. (repair)
- Install storm door on east side rear entry door to 2nd. floor.
- Rear east side gutter not installed to code.
- Properly repair stucco with stucco permit and inspection.
- Insure rear southeast corner siding meets HPC guidelines.
- Rear 2nd floor octagon windows need drip cap.
- Install guardrail and handrail to meet code on basement stairs.
- Repair basement sidewall in stair area.
- Front black painted sheathing needs joints properly flashed and inspector needs product information for installation.
- Front gable end needs weather barrier and siding.
- People are occupying both units.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Randy Klossner** **Phone: 651-266-8989**

- Ground the electrical service (both panels) to the water service with a copper conductor within 5 feet of the entrance point of the water service.
- Ground bathroom light in second bathroom.
- Remove all cord wiring
- 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 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Replace all painted-over receptacles.
- Rewire dishwasher (both levels) and disposal on 1st floor to 2011 NEC.
- Add a minimum of 1 countertop served appliance receptacle in second floor kitchen.
- Install Main breaker retainer in second floor panel per NEC.
- Replace/rewire front entry ceiling light to NEC. (no ground)
- Replace outside GFI receptacles and install in use cover.
- Strap service conduit and insure conduit is accessible.
- Based on repair list purchase permit for 12 circuits.

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ELECTRICAL **Inspector: Randy Klossner** **Phone: 651-266-8989**

- 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: Rick Jacobs** **Phone: 651-266-9054**

- Basement - Water Piping - add appropriate hangers (MPC 1430 Subp. 4)
- Basement - Water Piping - provide water piping to all fixtures and appliances (MPC 1700)
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Laundry Tub - fixture is broken or parts missing (MPC 0200 O.)
- Basement - Laundry Tub - waste incorrect (MPC 2300)
- Basement - Laundry Tub - water piping incorrect (MPC 0200 P.)
- Basement, First, and Second Floors - Plumbing - General - Plumbing was installed without permits and no inspections. Obtain proper permits and provide for proper tests and inspections (0320 Subp. 3)
- First Floor - Install the waste and water piping for the first floor dishwasher to code.
- First Floor - Remove the gas appliance from the first floor bathroom.
- All Floors - The Plumbing work completed will need updated permits which shall include the work performed on the previous
- 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: Maureen Hanson** **Phone: 651-266-9043**

- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe
- Install approved metal chimney liner
- 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.
- Mechanical gas permit is required for the above work.

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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 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: james.seeger@ci.stpaul.mn.us

JLS:ml
Attachments