



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Code Compliance Report

January 27, 2015

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

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

Re: 688 6th St E
File#: 08 182672 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on January 09, 2015.

Please be advised that this report is accurate and correct as of the date January 27, 2015. 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 January 27, 2015. 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. The property was inspected as a Duplex.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
2. Re and soffits.pair or replace garage stucco ,fasia
3. Winde up fire door hinges.
4. Install code approved deadbolt on rear entry door to 2nd. floor.
5. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
6. Provide complete storms and screens, in good repair for all door and window

- openings. SPLC 34.09 (3e)
7. 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. SPLC 34.33 (1)
 8. Repair floor joist at chimney where joist headered off and install footing and support post to code.
 9. Install basement smoke detector.
 10. Repair outside siding , stucco and trim.
 11. Replace rafters , roof boards and roof covering on garage also replace or sister west studs and top plates.
 12. Repair or replace garage doors.
 13. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner. SPLC 33.03 (a)

ELECTRICAL Inspector: Randy Klossner

Phone: 651-266-9032

1. 2013 electrical permit closed without final approval. All work completed under old permit will be subject to the rules of the current NEC.
2. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B) Verify panel listed for piggyback style breakers.
3. 2nd Floor -Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC
4. 2nd Floor -Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
5. 2nd Floor -Properly bond neutral bar to service panelboard enclosure. Article 250, NEC
6. 2nd Floor -Properly wire multi-wire circuits in panelboard to ensure ungrounded conductors on opposite phases. Article 100, NEC
7. 2nd Floor -Kitchen -Properly wire dishwasher/disposal to current NEC.
8. 2nd Floor -Kitchen -Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
9. Throughout -Insure access to all electrical devices for inspection.
10. Throughout -Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC
11. Throughout -Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. Article 406.4(D), NEC
12. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
13. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.

14. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Karl Abrahamson

Phone: 651-266-9049

1. Verification required of conformance from Zoning
2. Verification is required for corrections to the 2009 broken sewer.
3. Lawn Hydrants -(MPC 0200 K) Repair or replace the lawn hydrants that are broken or have parts missing.
4. Plumbing - General -(MPC 0320 Subp.3) Plumbing installed without permits/inspections. Obtain proper permits and provide tests and inspections.
5. Basement -Soil and Waste Piping -(MPC 1000) Install a front sewer clean out.
6. Basement -Soil and Waste Piping -(MPC 2400) Plug all open piping and properly pitch all piping.
7. Basement -Soil and Waste Piping -(MPC 2420) Replace all improper connections, transitions, fittings or pipe usage.
8. Basement -Water Piping -(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
9. First Floor -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
10. First Floor -Lavatory -(MPC 2300) Install the waste piping to code.
11. First Floor -Sink -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
12. First Floor -Tub and Shower -(MPC 1240) Provide a "stopper."
13. Second Floor -Laundry Tub -(MPC 2300) Install the waste piping to code.
14. Second Floor -Laundry Tub -(MPC 0200 P) Install the water piping to code.
15. 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

1. Clean and Orsat test boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
2. Vent clothes dryer to code
3. Provide support for gas lines to code
4. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. A mechanical ventilation permit will be required for the bath fan.
5. Provide heat in every habitable room and bathrooms
6. Repair or replace radiator valves as needed
7. Mechanical permits maybe required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. This property is designated by the Vacant Buildings Department as a Category #3 which requires a \$5,000.00 Performance Bond or Deposit at the time the permit is issued.
3. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
4. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.

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

Attachments