



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Code Compliance Report

July 10, 2015

**** This Report must be Posted**

SOLUTIONSTAR
750 HIGHWAY 121 BYP
LEWISVILLE TX 75067

Re: 155 Wheelock Pkwy E
File#: 14 096887 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on June 03, 2015.

Please be advised that this report is accurate and correct as of the date July 10, 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 July 10, 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) R2 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner. SPLC 34.34 (1)
3. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
4. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4

5. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible. MNRC Ch 1309 Sect 313.2.1
6. Provide major clean-up of premises. SPLC 34.34 (4)
7. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
8. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
9. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
10. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
11. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
13. Replace front steps and repair sidewalk.
14. Repair roof , siding ,soffit and fascia on front entry and also upper roof and fascia repair (tree fell on house)
15. Replace rear entry door.
16. Remove bottom 4 feet of drywall from basement walls and have reinspected . Organic growth on walls and floors and some standing water on floor.
17. Rear door was part open and not locked at time of inspection.
18. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
19. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
20. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
21. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
22. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
23. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
24. 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)
25. 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. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. 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
3. 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

4. Replace/repair all damaged parts of electrical service and wire to current NEC.
5. Basement -Replace devices/conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
6. Living Room -Remove/rewire exposed NM cable in doorchime cutout to current NEC.
7. 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. Plumbing - General -(MPC 0320 Subp.3) Plumbing installed without permits/inspections. Obtain proper permits and provide tests and inspections.
2. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
3. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
4. Basement -Soil and Waste Piping -(MPC 1000) Install a clean out at the base of all stacks.
5. Basement -Soil and Waste Piping -(MPC 1000) Install a front sewer clean out.
6. Basement -Soil and Waste Piping -(MPC 1300) Replace the floor drain cover or clean out plug.
7. Basement -Water Heater -(MFGC 402.1) Install the gas shut off and the gas piping to code.
8. Basement -Water Heater -(MMC 701) Provide adequate combustion air for the gas burning appliance.
9. Basement -Water Heater -(MPC 2180) The water heater must be fired and in service.
10. Basement -Water Meter -(MPC MPC1700-SPRWS, Sec.88.10) The water meter must be installed and in service.
11. Basement -Water Piping -(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
12. Basement -Water Piping -(MPC 0420) Replace all the improper fittings and fittings that have improper usage.
13. First Floor -Sink -(MPC 2300) Install the waste piping to code.
14. First Floor -Sink -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
15. First Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
16. First Floor -Tub and Shower -(MPC 1240) Replace the waste and overflow.
17. 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: Christi Dick

Phone: 651-266-9045

1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
2. Clean and Orsat test furnace/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
3. Provide thirty (30) inches of clearance in front of furnace/boiler for service
4. Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
5. Replace furnace/boiler flue venting to code
6. Connect furnace/boiler and water heater venting into chimney liner
7. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code
8. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
9. Provide adequate combustion air and support duct to code
10. Provide support for gas lines to code
11. Plug, cap and/or remove all disconnected gas lines
12. 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. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.
13. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
14. Repair and/or replace heating registers as necessary
15. Provide heat in every habitable room and bathrooms
16. Run condensate drain from A/C unit coil in basement to an approved location and secure as needed. Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.
17. Mechanical Gas and Refrigeration permits are 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. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
4. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.

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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,

Jim 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