



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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

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Code Compliance Report

October 03, 2014

*** * This Report must be
Posted**

Gloria Jean Tracy
2235 Rockwood Ave Apt A7
Saint Paul MN 55116-3296

Re: 392 Fry St REAR
File#: 14 200786 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on September 04, 2014.

Please be advised that this report is accurate and correct as of the date October 03, 2014. 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 October 03, 2014. 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) RM2 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h)
3. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
4. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)

5. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
6. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
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. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
9. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
10. 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
11. Provide major clean-up of premises. SPLC 34.34 (4)
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
14. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
15. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
16. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
17. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
18. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
19. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
20. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
21. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
22. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
24. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
25. Remove trees from against building.
26. Replace all siding and trim and properly install flashing on all openings.
27. Supply plans and spec's to DSI for rebuilding roof on north half of structure to code.
28. Replace roof covering on whole structure.
29. Could not find access to basement or crawl space ,provide access. All to meet code.
30. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
31. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
32. 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. MNRC Ch 1309 Sect. 311 & 312

33. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
34. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
35. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
36. 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: Dave Blank

Phone: 651-266-9035

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. Protect NM cable at stairs (2014 NEC 334.15).
3. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
4. 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 (painted receptacles - 2 in living room).
5. 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
6. Install hard-wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC
7. Properly wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
8. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
9. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
10. Properly wire switch outlets at front entry (2014 NEC 334.15).
11. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
12. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
13. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Jim Kaufer

Phone: 651-266-9054

1. First Floor -VB report completed. Minimum access was available to write report.
All waste, vent and water pipe to be installed, tested and inspected per the

Minnesota Plumbing code.

All gas pipe and mechanical devices to be installed, tested and inspected per the Minnesota Mechanical code.

2. 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 level handle manual gas shutoff valve on furnace and remove unapproved valve
2. Install approved automatic gas valve for furnace
3. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
4. Clean and Orsat test furnace 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
5. Provide thirty (30) inches of clearance in front of furnace for service
6. Move furnace out of closet/alcove or provide documentation from the equipment manufacturer indicating that it is an approved installation
7. Move return air intake a minimum of ten (10) feet from furnace flue draft diverter or relocate it to another room
8. Install approved metal chimney liner
9. Replace furnace flue venting to code
10. Connect furnace and water heater venting into chimney liner
11. Provide adequate clearance from flue vent pipe on furnace to combustible materials or provide approved shielding according to code
12. Vent clothes dryer to code and provide approved gas piping and valve.
13. Provide adequate combustion air and support duct to code
14. Provide support for gas lines to code
15. Plug, cap and/or remove all disconnected gas lines
16. Install furnace air filter access cover
17. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
18. Repair and/or replace heating registers as necessary
19. Provide heat in every habitable room and bathrooms
20. Mechanical gas and warm air permits are required for the above work.
21. 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.

22. s -The bathroom requires 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.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. 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