



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

February 03, 2011

FANNIE MAE C/O LENTZ TEAM ASSOCIATES
3464 WASHINGTON DRIVE SUITE 100
EAGAN MN 55122

Re: 670 Conway St
File#: 10 324834 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on January 19, 2011.

Please be advised that this report is accurate and correct as of the date February 03, 2011. 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 February 03, 2011. 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: Jim Seeger** **Phone: 651-266-9046**

- Tuck Point interior/exterior of foundation as necessary.
- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- 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.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.

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

- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.
- Repair walls, ceiling and floors throughout, as necessary.
- 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 fire block construction as necessary and seal chases in basement ceiling.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Provide major clean-up of premises.
- Provide proper drainage around house to direct water away from foundation of house.
- Install rain leaders to direct drainage away from foundation.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Openings in stair risers must be less than 4 inches.
- Install tempered glass in window over first floor bathtub.
- Remove dropped ceiling from first floor bath ceiling and install 1 hour fire rated ceiling.
- Replace floor joist or sister floor joist over basement wash machine.
- Remove surface bolts and install single cylinder dead bolts on exterior doors.
- Move second floor entry door and rear entry to top of stairs and install 20 minute fire rated door with self closing device.
- Install tempered glass in window on landing to second floor on window at rear of building at second floor hall.
- Install guardrail to code and second floor front porch.
- Install safety device to code for third floor bedroom window tempered glass or guardrail bar.
- Insulate floor and door to code in third floor east storage area.
- 2 feet of snow a time of inspection.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Jamie McNamara** **Phone: 651-266-9037**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.

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ELECTRICAL **Inspector: Jamie McNamara** **Phone: 651-266-9037**

- 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
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- 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
- Replace all painted-over receptacles.
- In basement rewire boilers to code. First floor sun room add second receptacle. Second floor center dining room add 4th receptacle.
- 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**

Unit 668

- First Floor - Sink - fixture is broken or parts missing (MPC 0200 0.) basket strainers.
- First Floor - Toilet Facilities - fixture is broken or parts missing (MPC 0200 0.)
- First Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- Second Floor - Lavatory - faucet is missing, broken, or parts missing (MPC 0200.P.)
- Second Floor - Lavatory - waste incorrect (MPC 2300) Ferncos
- Second Floor - Sink - fixture is broken or parts missing (MPC 0200 0.) basket strainers.
- Second Floor - Sink - incorrectly vented (MPC 2500) Fernco
- Second Floor - Toilet Facilities - fixture is broken or parts missing (MPC 0200 0.)
- Second Floor - Tub and Shower - Provide access (MPC 0900)
- Second Floor - Tub and Shower - waste incorrect (MPC 2300) Ferncos
- Basement - Unit 668 - Gas Piping - add appropriate metal hangers (IFGC 407.2)
- Basement - Unit 668 - Gas Piping - dryer gas shutoff; connector or piping incorrect (IFGC 402.1)
- Basement - Unit 668 - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Basement - Unit 668 - Laundry Tub - unvented (MPC 0200 E)
- Basement - Unit 668 - Laundry Tub - water piping incorrect (MPC 0200 P.) split.
- Basement - Unit 668 - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Unit 668 - Soil and Waste Piping - no front sewer clean out (MPC 1000)

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PLUMBING **Inspector: Denny Watters** **Phone: 651-266-9051**

- Basement - Unit 668 - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - Unit 668 - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Unit 668 - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Unit 668 - Water Piping - boiler fill water line requires backflow assembly or device (MPC 2100)
- Basement - Unit 668 - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)

Unit 670

- Basement - Unit 670 - Gas Piping - add appropriate metal hangers (IFGC 407.2)
- Basement - Unit 670 - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Basement - Unit 670 - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - Unit 670 - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Unit 670 - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Unit 670 - Water Heater - not fired or in service (MPC 2180)
- Basement - Unit 670 - Water Piping - boiler fill water line requires backflow assembly or device (MPC 2100)
- Basement - Unit 670 - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Obtain plumbing permits prior to commencement of work.

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

- Install approved lever handle manual gas shutoff valve on South boiler and remove unapproved valve.
- Clean and Orsat test both boiler burners. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating units are safe.
- Install approved metal chimney liner.
- Replace boilers flue venting to code.
- Connect boilers and water heater venting into chimney liner.
- Provide adequate clearance from flue vent pipe on boilers to combustible materials or provide approved shielding according to code.
- 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 and any unapproved valves.
- 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.
- Provide heat in every habitable room and bathrooms.
- Attach metal tag to expansion tank valve for Weil-McLain Boiler stating that this valve must be OPEN at all times except when draining the expansion tank.

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

- Support supply and return piping for heating system according to code.
- Conduct witnessed pressure test on hot water heating system and check for leaks.
- Install boiler pressure relief valve for Weil-McLain Boiler in upright position and pipe discharge to within eighteen inches of the floor.
- Install back flow preventer on city water fill line to hot water heating systems and pipe vents as required.
- Repair or replace radiator valves as needed.
- Gas and hydronic mechanical permits are required for the above work.

ZONING

1. This property is in a (n) RT1 zoning district.
2. This property was inspected as a Duplex.

This property was inspected as a Duplex which is not permitted in this zoning district; this property may be a non-conforming use and will require zoning approval before a sale can be approved, any permits may be issued or any work on the property is started.

Notes:

- See attachment for permit requirements and appeals procedure.
- This property is in a designated Heritage Preservation District and all exterior work is subject to HPC guidelines and review before permits are issued. See attached explanation of design review process.
- Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

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 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
Phone: 651-266-9046 Email: james.seeger@ci.stpaul.mn.us
JLS:ml Attachments