



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Code Compliance Report

April 07, 2015

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

PENNY MAC C/O ROBERT MARESH
2475 MAPLEWOOD DRIVE
MAPLEWOOD MN 55109

Re: 1515 Hague Ave
File#: 12 208065 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on January 21, 2015.

Please be advised that this report is accurate and correct as of the date April 07, 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 April 07, 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) R4 zoning district.
2. The 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.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. 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)

3. 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)
4. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
5. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
6. 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
7. Provide major clean-up of premises. SPLC 34.34 (4)
8. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
9. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
10. Install handrail on basement stairs.
11. Repair or abate hating pipe wrap in basement.
12. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
13. Remove tree's from aganist house foundation.
14. Replace decayed or damaged siding and trim, also improperly installed siding.
15. Replace front storm door and decayed rim joist and trim.
16. Install vapor barrier in crawl space.
17. 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). MNRC Ch 1309 Sect. 317
18. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
19. 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
20. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
21. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
22. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
23. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
24. 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: Steve Reimers

Phone: 651-266-9037

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. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
3. Properly strap and support cables and/or conduits. Chapter 3, 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
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. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
8. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
9. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
10. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Troy McManus

Phone: 651-266-9053

1. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
2. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
3. Basement -Laundry Tub -(MPC 2000 B) Provide the proper potable water protection for the faucet spout.
4. Basement -Soil and Waste Piping -(MPC 2420) Replace all improper connections, transitions, fittings or pipe usage.
5. Basement -Soil and Waste Piping -(MPC 0200) Replace all corroded cast iron, steel waste or vent piping.
6. Basement -Soil and Waste Piping -(MPC 1300) Replace the floor drain cover or clean out plug.
7. Basement -Soil and Waste Piping -(MPC 1000) Install a clean out at the base of all stacks.
8. Basement -Water Heater -(MFGC 402.1) Install the gas shut off and the gas piping to code.
9. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
10. Basement -Water Heater -(MPC 2180) The water heater must be fired and in service.
11. Basement -Water Heater -(MMC 701) Provide adequate combustion air for the gas burning appliance.
12. Basement -Water Meter -(MPC MPC1700-SPRWS, Sec.88.10) The water meter

must be installed and in service.

13. Basement -Water Meter -(MPC 1800, Subp.3, 4) The service valves must be functional and installed to code.
14. Basement -Water Piping -(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
15. Basement -Water Piping -(SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
16. Exterior -Lawn Hydrants -(MPC 2000) The lawn hydrant(s) require a backflow assembly or device.
17. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
18. First Floor -Lavatory -(MPC 2300) Install the waste piping to code.
19. First Floor -Sink -(MPC 2300) Install the waste piping to code.
20. First Floor -Toilet Facilities -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
21. First Floor -Toilet Facilities -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
22. First Floor -Toilet Facilities -(MPC 0870) Reset the toilet on a firm base.
23. First Floor -Tub and Shower -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
24. First Floor -Tub and Shower -(MPC 2300) Install the waste piping to code.
25. First Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
26. First Floor -Tub and Shower -(MPC 2000 B) Install a vacuum breaker for the hand held shower.
27. First Floor -Tub and Shower -(MPC 1240) Replace the waste and overflow.
28. Second Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
29. Second Floor -Toilet Facilities -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
30. Second Floor -Toilet Facilities -(MPC 0870) Reset the toilet on a firm base.
31. Second Floor -Tub and Shower -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
32. Second Floor -Tub and Shower -(MPC 2300) Install the waste piping to code.
33. Second Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
34. Second Floor -Tub and Shower -(MPC 1240 Subp.4) Install a temperature limiting device, ASSE Standard 1070.
35. Second Floor -Tub and Shower -(MPC 1240) Replace the waste and overflow.
36. Second Floor -Tub and Shower -(MPC 0900) Provide access.
37. 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: Pat McCullough

Phone: 651-266-9015

1. Install approved automatic gas valve for boiler
2. Clean and Orsat test boiler burner. Check all controls for proper operation. Check boiler heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
3. Install approved metal chimney liner
4. Replace boiler flue venting to code
5. Vent clothes dryer to code and provide approved gas piping and valve.
6. Provide adequate combustion air and support duct to code
7. 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.
8. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
9. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
10. Repair or replace radiator valves as needed
11. Mechanical gas permits are required for the above work.

Notes:

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

Re: 1515 Hague Ave
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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
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Saint Paul MN 55101
Phone: 651-266-9046
Email: jim.seeger@ci.stpaul.mn.us

Attachments