



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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January 22, 2009

COUNTRYWIDE C/O TERRY RECORDS
659 BIELENBERG DRIVE
WOODBURY MN 55125

Re: 700 4th St E
File#:07 136906 VB2

Dear Property Owner:

Pursuant to your request the above-referenced property was inspected and the following report is submitted:

BUILDING

1. Scrap, clean, tuck point and seal basement walls.
2. Remove and replace carpeting in lower unit.
3. Provide attic access, insulate attic to code.
4. Provide guardrail on west side of front entry steps.
5. Abate for rodents.
6. Insure basement cellar floor is even, is cleanable, and all holes are filled.
7. Install handrails and guardrails at all stairways, including basement stairways, per attachment.
8. Install plinth blocks under posts in basement.
9. Tuck Point interior/exterior of foundation.
10. Install floor covering in the bathroom and kitchen that is impervious to water.
11. Maintain one-hour fire-separation between dwelling units and between units and common areas.
12. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
13. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
14. Provide complete storms and screens, in good repair, for all door and window openings.
15. Repair walls, ceilings and floors throughout, as necessary.
16. Provide fire block construction as necessary.
17. Where wall and ceiling covering is removed install full-thickness or code-specified insulation.

18. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St. Paul Legislative Code, Chap. 34 for additional information).
19. Any framing members that 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 headered, etc.) are to be reconstructed as per code.

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BUILDING

20. Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, or a minimum of 8 sq. ft., one-half of which shall operate; and all bedroom windows shall meet emergency egress requirements (20" minimum width, 24" minimum height, but not less than 5.7 sq. ft. overall openable area; minimum 5.0 sq. ft. openable area if sill height is within 44 inches of grade).
21. Provide smoke detectors per the Minnesota Building Code and carbon monoxide detectors per State law.
22. Provide weather-sealed, air-sealed, and vermin-sealed exterior.
23. Provide general rehabilitation of garage.
24. Repair or replace damaged doors and frames as necessary, including storm doors.
25. Weather-seal exterior doors.
26. Air-seal and insulate attic access door in an approved manner.
27. Dry out basement and eliminate source of moisture.
28. Remove mold, mildew and moldy or water-damaged materials.
29. Permanently secure top and bottom of support posts in an approved manner.

ELECTRICAL

1. Ground the electrical service to the water service with a copper conductor within 5' of the entrance point of the water service.
2. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC.
3. Provide a complete circuit directory at service panel indicating location and use of all circuits.
4. Verify/install a separate 20 ampere laundry circuit & a separate 20 ampere kitchen appliance circuit.
5. Verify that circuit breaker amperage matches wire size.
6. Close open knockouts in service panel/junction boxes with knockout seals.
7. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
8. Check all outlets for proper polarity and verify ground on 3-prong outlets.

9. Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code.
10. Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
11. Install hard-wired, battery backup smoke detector as specified in Bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms.
12. Install exterior lights at back entry doors.
13. Remove and/or rewire all illegal, improper or hazardous wiring in garage.
14. *All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.*
15. *All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.*
16. *Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.*

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ELECTRICAL

17. *All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1)*
18. Install main bonding jumper in basement service. The second floor service provide 30" wide 36' out clear space in front of service get cover to come off verify correct wiring inside.

PLUMBING

All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.

1. The water heater temperature and pressure relief discharge piping is incorrect.
2. The water heater gas piping is incorrect.
3. The water heater water piping is incorrect and broken.
4. The water meter is removed and not in service.
5. The water piping is missing.
6. Provide water piping to all fixtures and appliances.
7. Run 1" water line from meter to first major take off and add appropriate hangers.
8. The soil and waste piping has improper connections, transitions, fittings or pipe usage. Add appropriate hangers.

First Floor

9. The kitchen sink waste is incorrect.

Second Floor

10. The toilet fixture is broken or parts missing.
11. The vanity waste is incorrect.
12. The kitchen sink waste is incorrect.

13. Provide access to bathtub.

HEATING

1. Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
2. Connect boiler and water heater venting into chimney liner.
3. Provide adequate clearance from flue vent pipe on boiler to combustible materials or provide approved shielding according to code.
4. Vent clothes dryer to code.
5. Provide adequate combustion air and support duct to code.
6. Provide support for gas lines to code.
7. Provide heat in every habitable room and bathrooms.
8. Support supply and return piping for heating system according to code.
9. Conduct witnessed pressure test on hot water heating system and check for leaks.
10. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
11. Repair or replace radiator valves as needed.
12. Gas and hydronic mechanical permits are required for the above work.

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Notes:

1. Copper boiler piping has been removed.

ZONING

1. This house was inspected as a duplex.

NOTES

See attachment for permit requirements and appeals procedure.

Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

Interior of garage not available for inspection. Repair per applicable codes.

This is a registered vacant building. In order to reoccupy the building, all deficiencies listed on the 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.

Sincerely,

James L. Seeger
Code Compliance Officer
JLS: ml
Attachments