

CITY OF SAINT PAUL Christopher B. Coleman, Mayor

COMMERCE BUILDING 8 Fourth Street East, Suite 200 St Paul, Minnesota 55101-1024 Telephone: 651-266-9090 Facsimile: 651-266-9124 Web: www.liep.us

January 03, 2006

MR FREDIE OGIUGO 7533 JAMES AVENUE NORTH BROOKLYN PARK MN 55444

Re: 767 Fourth Street East

File#:05 149457 VB2

**Dear Property Owner:** 

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

#### **BUILDING**

- 1. Install rear entry door to Code with drip cap and proper trim.
- 2. Install a one-hour fire rated ceiling of first floor living room in the area of the dropped ceiling.
- 3. Install a twenty-minute, fire-rated door with a self-closing device on rear entry into first floor unit.
- 4. Anchor post to beams in basement.
- 5. Have asbestos pipe rap abated or wrapped in basement ceiling.
- 6. Replace ceiling beam in rear basement room.
- 7. Install returns on basement handrail.
- 8. Install tempered glass in lower pane in second floor stair landing.
- 9. Repair walls and ceilings throughout, as necessary.
- 10. Provide hand and guardrails on all stairways and steps as per attachment.
- 11. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
- 12. Provide storms and screens complete and in good repair for all door and window openings.
- 13. Where wall and ceiling covering is removed, attic, replace doors and windows, (insulation, glass, weather stripping, etc.) shall meet new energy code standards.
- 14. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
- 15. Provide general clean-up of premise.
- 16. Provide smoke detectors as per the Minnesota State Building Code.

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## **ELECTRICAL**

- 1. Rewire two inch (2") PVC LB in basement to Code.
- 2. Fill out service panel directories completely.
- 3. Install panel fillers as needed.
- 4. Install a third outlet on an AFCI protected circuit in first floor, north bedroom.
  - 5. Rewire GFCI outlet in first floor bathroom to Code.
  - 6. Ground light in second floor bathroom to Code.
  - 7. Install second floor kitchen light on an electrical box.
  - 8. Install a globe fixture on second floor closet light.
- 9. Provide protection for romex run on surface within six inches (6") of the floor.
- 10. If second floor is to have electric heat, provide a heat loss calculation report for second floor.
- 11. Install connector on raceways and strap raceways to Code.
- 12. Insure proper fuses or breakers for all conductors.
- 13. Repair or replace all broken, missing or loose fixtures, devices, covers and plates.
- 14. Check all 3-wire outlets for proper polarity and ground.
- 15. Throughout building, install outlets and fixtures as per Bulletin 80-1.
- 16. Install smoke detectors as per Bulletin 80-1 and UBC.
- 17. Electrical work requires a Permit and inspections.

# **PLUMBING**

In Compliance.

#### **HEATING**

- 1. <u>Recommend</u> installing approved lever handle manual gas shutoff valve on boiler.
  - Clean and Orsat boiler burner. Check all controls for proper operation. Submit report.
  - 3. Recommend adequate combustion air.
  - 4. Provide support for gas lines to Code. Plug, cap and/or remove all disconnected gas lines.

- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee (keep accessible). Provide heat in every habitable room and bathrooms. 5.
- 6.

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- 7. Provide back flow preventer on city water fill line to hot water/steam heating system. Pipe vent to within 18 inches of floor.
- 8. Remove abandoned unit/space heater from second floor.

## **ZONING**

1. This property was inspected as being a duplex

## NOTES

- 1. See attachment for permit requirements.
- 2. VACANT BUILDING REGISTRATION FEES MUST BE PAID AT NEIGHBORHOOD HOUSING AND PROPERTY IMPROVEMENT (NHPI) FOR PERMITS TO BE ISSUED ON THIS PROPERTY.

  For further information call, NHPI at 651-266-1900, located at 1600 White Bear Avenue.
- 3. 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.
- 4. Most of the roof covering could not be properly inspected from grade. Recommend this be done before rehabilitation is attempted.
- 5. There was considerable storage/clutter within property at the time of the inspection. All to meet appropriate Codes when complete.
- 6. All items noted as <u>recommended</u> do not have to be completed for code compliance but should be completed at a later date. Possible purchasers of property shall be made aware of these items.

Sincerely,

James L. Seeger Code Compliance Officer

JLS:sla

**Attachments**