



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
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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. Recommend installing approved lever handle manual gas shutoff valve on boiler.
2. 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.

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

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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 recommended 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