Department of Safety & Inspectior
Ricardo X. Cervantes, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
www.stpaul.gov/dsi

Code Compliance Report

September 08, 2015

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

Twin Cities Community Land Bank Llc
615 1st Ave Ne Ste 410
Minneapolis MN 55413-2447

Re: 550 Minnehaha Ave W
File#: 12 212838 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on August 26, 2015.

Please be advised that this report is accurate and correct as of the date September 08, 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 September 08, 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) RM2 zoning district.
2. This property was inspected as a Single Family Dwelling.

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

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
3. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
4. 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)
5. Where wall and ceiling covering is removed install full thickness or code-

specified insulation. MN Energy Code Ch. 1322.1101 (exept. 4)

6. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
7. 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
8. Provide major clean-up of premises. SPLC 34.34 (4)
9. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
10. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
11. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
13. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
14. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
15. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
16. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
17. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
18. East side of driveway needs a retaining wall.
19. Garage fire wall and ceiling to be repaired to code.
20. Remove all drywall from basement and repair to code with inspections.
21. Replace all damaged wall covering.
22. Insure vapor barrier sealed in exterior walls and ceiling when repairing.
23. 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
24. Replace overhead garage door.
25. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
26. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
27. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
28. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h)
29. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
30. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
31. 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: Randy Klossner Phone: 651-266-9032

1. Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
2. rewire/repair basementto current NEC.
3. Based on repair list purchase permit for 8 circuits.
4. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
5. Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers
6. Properly strap cables and conduits in basement.
7. Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
8. Check all outlets for proper polarity and verify ground on 3-prong outlets
9. Install hard-wired, battery backup smoke detector and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
10. Remove and or/ re-wire all illegal, improper or hazardous wiring in basement.
11. Garage roughed in, Insure wired to current NEC.
12. 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 -Lavatory -fixture is broken or parts missing (MPC 0200 0.)
2. Basement -Lavatory -faucet is missing,broken, or parts missing (MPC 0200.P.)
3. Basement -Soil and Waste Piping -add appropriate hangers (MPC 1430 Subp. 4)
4. Basement -Soil and Waste Piping -improper connections, transitions, fittings or pipe usage (MPC 2420)
5. Basement -Toilet Facilities -reset the toilet on a firm base (MPC 0870)
6. Basement -Tub and Shower -fixture is broken or parts missing (MPC 0200 0.)
7. Basement -Tub and Shower -faucet is missing, broken or parts missing (MPC 0200. P.)
8. Basement -Tub and Shower -provide anti-scald valve (MPC 1380. Subp. 5)
9. Basement -Tub and Shower -provide stopper (MPC 1240)
10. Basement -Water Heater -Water piping incorrect (MPC 1730 Subp. 1)
11. Basement -Water Heater -not fired or in service (MPC 2180)
12. Basement -Water Meter -meter is removed or not in service (MPC 4715.1700)
13. Basement -Water Meter -meter needs repair or is broken (SPRW Sec. 88.10)
14. Basement -Water Meter -service valves not functional or correct (MPC 1800 Subp 3,4)
15. Basement -Water Piping -repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
16. Basement -Water Piping -run 1 inch water line from meter to first major take off (SPRWS Water Code)

17. Basement -Water Piping -add appropriate hangers (MPC 1430 Subp. 4)
18. Exterior -Lawn Hydrants -Requires backflow assembly or device (MPC 2000)
19. First Floor -Lavatory -waste incorrect (MPC 2300)
20. First Floor -Lavatory -fixture is broken or parts missing (MPC 0200 0.)
21. First Floor -Lavatory -faucet is missing,broken, or parts missing (MPC 0200.P.)
22. First Floor -Plumbing - General -Caulk all fixtures to code (MPC 1220 Subp.2)
23. First Floor -Sink -fixture is broken or parts missing (MPC 0200 0.)
24. First Floor -Toilet Facilities -fixture is broken or parts missing (MPC 0200 0.)
25. First Floor -Toilet Facilities -faucet is missing, broken or parts missing (MPC 0200. P.)
26. First Floor -Toilet Facilities -reset the toilet on a firm base (MPC 0870)
27. Second Floor -Lavatory -fixture is broken or parts missing (MPC 0200 0.)
28. Second Floor -Lavatory -faucet is missing,broken, or parts missing (MPC 0200. P.)
29. Second Floor -Toilet Facilities -fixture is broken or parts missing (MPC 0200 0.)
30. Second Floor -Toilet Facilities -reset the toilet on a firm base (MPC 0870)
31. Second Floor -Tub and Shower -fixture is broken or parts missing (MPC 0200 0.)
32. Second Floor -Tub and Shower -faucet is missing, broken or parts missing (MPC 0200. P.)
33. Second Floor -Tub and Shower -provide anti-scald valve (MPC 1380. Subp. 5)
34. Second Floor -Tub and Shower -provide stopper (MPC 1240)
35. 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: Kevin Chapdelaine Phone: 651-266-9042

---

1. Install approved level handle manual gas shutoff valve on furnace and remove unapproved valve.
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
3. Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
4. Replace furnace flue venting to code.
5. Vent clothes dryer to code
6. Provide adequate combustion air and support duct to code
7. 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.

8. All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
9. Repair and/or replace heating registers as necessary
10. Provide heat in every habitable room and bathrooms

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

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.)

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,

Jim L. Seeger
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9046
Email: jim.seeger@ci.stpaul.mn.us

Attachments