



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-9101
Facsimile: 651-266-1919
Web: www.stpaul.gov/dsi

November 4, 2015

Dale Ross
17879 Jericho Rd.
Wayzata MN, 55391

Dear Mr. Ross,

This letter is to inform you that the City of Saint Paul Department of Safety and Inspections (DSI) is requiring you to disclose a copy of the attached Code Compliance Report, dated 10/20/15, with any and all prospective buyers of the property located at 992 Hatch Avenue. Under this agreement, DSI will transfer your Category II vacant building to Category I status and will not require a sale review of this property.

A copy of this letter, and the attached Code Compliance Report, will remain in the file for this property.

Please let me know if you have any questions regarding this matter.

Sincerely,

Travis Bistodeau
Deputy Director-Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101
651-266-1922
Travis.bistodeau@ci.stpaul.mn.us



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
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Code Compliance Report

October 20, 2015

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

Dale K Ross
17879 Jericho Rd
Wayzata MN 55391-3402

Re: 992 Hatch Ave
File#: 14 355514 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on September 10, 2015.

Please be advised that this report is accurate and correct as of the date October 20, 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 October 20, 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. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
2. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
3. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
4. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
5. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6

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6. Install landing at garage service door.
7. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
8. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
9. 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)
10. 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)
11. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
12. 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
13. Provide major clean- up of premises. SPLC 34.34 (4)
14. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
15. 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. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
2. Remove old service conductors from junction boxes in basement and stairway and close conduits per NEC.
3. Install grounded receptacle for refrigerator and wire per 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 receptacle for garage door opener. Article 400.8, NEC
7. Basement - Close openings in junction boxes with knockout seals, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC
8. Garage - Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
9. Garage - Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
10. Garage - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
11. Kitchen - Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC

12. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Jim Kaufer

Phone: 651- 266- 9054

1. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
2. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3. Basement - Laundry Tub - (MPC 2000 B) Provide the proper potable water protection for the faucet spout.
4. Basement - Soil and Waste Piping - (MPC 1000) Install a clean out at the base of all stacks.
5. Basement - Soil and Waste Piping - (MPC 2420) Replace all improper connections, transitions, fittings or pipe usage.
6. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
7. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
8. Basement - Water Heater - (MPC 2180) The water heater must be fired and in service.
9. Basement - Water Meter - (MPC 2280) Raise the water meter to a minimum or 12 inches above the floor.
10. Basement - Water Meter - (MPC 2280) Support the water meter to code.
11. Exterior - Lawn Hydrants - (MPC 2000) The lawn hydrant(s) require a backflow assembly or device.
12. First Floor - Lavatory - (MPC 2300) Install the waste piping to code.
13. First Floor - Tub and Shower - (MPC 2300) Install the waste piping to code.
14. First Floor - Tub and Shower - (MPC 1380 Subp.5) Install an anti- scald control device, ASSE Standard 1016.
15. First Floor - Tub and Shower - (MPC 1240 Subp.4) Install a temperature limiting device, ASSE Standard 1070.
16. First Floor - Tub and Shower - (MPC 1240) Replace the waste and overflow.
17. 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: Christi Dick

Phone: 651- 266- 9045

1. Install approved level handle manual gas shutoff valve on furnace and remove unapproved valve
2. Install approved automatic gas valve for furnace
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. Install approved metal chimney liner
5. Replace furnace flue venting to code
6. Connect furnace and water heater venting into chimney liner
7. Vent clothes dryer to code
8. Provide adequate combustion air and support duct to code
9. Provide support for gas lines to code
10. Plug, cap and/or remove all disconnected gas lines and un approved valves
11. 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. A mechanical ventilation permit will be required for the bath fan.
12. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct- cleaning contractor that the duct system has been cleaned.
13. Repair and/or replace heating registers as necessary
14. Provide heat in every habitable room and bathrooms
15. Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
16. Mechanical gas permit is required for the above work.

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.)

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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,

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