Department of Safety & Inspectior
Ricardo X. Cervantes, Director

CITY OF SAINT PAUL
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Code Compliance Report

May 05, 2015

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

Mckusick Building Services Llc
3206 Adair Ave Ne
Buffalo MN 55313-3691

Re: 839 Thomas Ave
File#: 13 182445 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on April 30, 2015.

Please be advised that this report is accurate and correct as of the date May 05, 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 May 05, 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. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
2. 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
3. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
4. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)

5. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
6. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
7. Replace 1 section of front sidewalk at top of sreps to street sidewalk.
8. Replace garage fasia , sofit and decayed siding.
9. Replace garage roof covering.
10. Remove soil away from garage siding and provide slope away from building.
11. Replace or install missing house siding.
12. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
13. Repair chimney above roof on house.
14. Repair rear flat roof.
15. Relevel rear entry landing and install steps and handrail to code on house.
16. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
17. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
18. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
19. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
20. 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)
21. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (exept. 4)
22. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
23. 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: Dave Blank Phone: 651-266-9035

1. Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
2. Check all outlets for proper polarity and verify ground on 3-prong outlets
3. Remove and or/ re-wire all illegal, improper or hazardous wiring in garage (no access).
4. Replace all painted-over receptacles (all upper level bedrooms, 1- South wall living room, 1 - West wall dining room).
5. Install proper floor box covers for receptacle outlets in living room and dining room.
6. Install circuit for over range microwave.
7. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
8. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.

9. 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 -run dryer vent to code (MFGC 614.1 - 614.7)
2. Basement -Laundry Tub -waste incorrect (MPC 2300)
3. Basement -Laundry Tub -water piping incorrect (MPC 0200 P.)
4. Basement -Tub and Shower -Provide a vacuum breaker for the handheld shower (MPC 2000 B)
5. Basement -Tub and Shower -fixture is broken or parts missing (MPC 0200 0.)
6. Basement -Water Heater -No gas shut off or gas piping incorrect (MFGC 402.1)
7. Basement -Water Heater -Vent must be in chimney liner (MFGC 501.12)
8. Basement -Water Heater -not fired or in service (MPC 2180)
9. Basement -Water Piping -provide water piping to all fixtures and appliances (MPC 1700)
10. Exterior -Rain Leader -Not properly plugged or capped off
11. First Floor -Gas Piping -range gas shut off; connector or piping incorrect (MFGC 411)
12. Second Floor -Tub and Shower -Provide a vacuum breaker for the handheld shower (MPC 2000 B)
13. Second Floor -Tub and Shower -replace waste and overflow (MPC 1240)
14. Second Floor -Tub and Shower -provide anti-scald valve (MPC 1380. Subp. 5)
15. 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 automatic gas valve for furnace/boiler
2. Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
3. Install approved metal chimney liner
4. Replace boiler flue venting to code
5. Connect boiler and water heater venting into chimney liner
6. Vent clothes dryer to code
7. Provide adequate combustion air and support duct to code
8. Provide support for gas lines to code
9. Plug, cap and/or remove all disconnected gas lines
10. 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.

11. Provide heat in every habitable room and bathrooms
12. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
13. Support supply and return piping from heating system according to code
14. Conduct witnessed pressure test on hot water heating system and check for leaks
15. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor
16. Repair or replace radiator valves as needed
17. Install isolation valves on boiler supply and return.
18. Remove or abate all friable asbestos material. Provide documentation that this work was performed by a state licensed asbestos abatement contractor.
19. Mechanical gas and hydronic permits are 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.)

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,

James 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