



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Code Compliance Report

November 12, 2015

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

RAMSEY COUNTY - TAX FORFEIT PROPERTIES
90 W Plato Blvd
ST PAUL MN 55107

Re: 670 Conway St
File#: 10 324834 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on November 03, 2015.

Please be advised that this report is accurate and correct as of the date November 12, 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 November 12, 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) RT1 zoning district.
2. The property was inspected as a Duplex.

This property was inspected as a Duplex which is not permitted in this zoning district; this property may be a non-conforming use and will require zoning approval before a sale can be approved, any permits may be issued or any work on the property is started.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes). MNRC Ch 1309 Sect. 317

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. Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner. SPLC 34.34 (1)
6. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
7. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
8. 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
9. Provide major clean-up of premises. SPLC 34.34 (4)
10. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
11. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
12. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
13. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
14. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
15. Install vappor barrier in crawl space.
16. Repair 1st. floor bath ceiling to code.
17. Repair fence.
18. Repair 2nd. floor unit cabinets in kitchen.
19. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
20. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
21. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
22. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
23. 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)
24. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
25. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
26. 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: Dan Moynihan

Phone: 651-266-9036

1. 1st Floor -Closet -Remove or install a globe type luminaire (fixture) in closet. Article 410.16, NEC
2. Basement -Ensure/rewire all electrical associated with NM cables dated after ___2002___ to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
3. Basement -Replace conduit/fittings/boiler motor that display excessive corrosion due to moisture damage. Article 110.12 (B), NEC
4. Basement -Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC
5. Basement -Provide a complete circuit directory at service panels indicating location and use of all circuits. Article 408.4, NEC
6. Basement -Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
7. Basement -Replace electrical service panels due to excessive corrosion and moisture damage. Article 110.12 (B), NEC
8. Basement/exterior -Properly strap and support cables and/or conduits. Chapter 3, NEC
9. Exterior/Outside -Back -Replace damaged electrical meters to current NEC.
10. Throughout -No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
11. Throughout -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
12. Throughout -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 to current NEC. Article 406.4(D), NEC
13. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Steve Fernlund

Phone: 651-266-9052

1. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
2. Basement -Gas Piping -(MFGC 407.2) Add the appropriate metal hangers.
3. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
4. Basement -Laundry Tub -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
5. Basement -Laundry Tub -(MPC 0200 P) Install the water piping to code.
6. Basement -Plumbing - General -(MPC 0320 Subp.3) Plumbing installed without

- permits/inspections. Obtain proper permits and provide tests and inspections.
All new H2O piping (CPVC)
7. Basement -Soil and Waste Piping -(MPC 1000) Install a front sewer clean out.
 8. Basement -Soil and Waste Piping -(MPC 2420) Replace all improper connections, transitions, fittings or pipe usage.
 9. Basement -Water Heater -(MPC 2210 Subp.4) Correct the pressure and temperature relief valve discharge.
 10. Basement -Water Heater -(MFGC 402.1) Install the gas shut off and the gas piping to code.
 11. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
 12. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
 13. Basement -Water Heater -(MPC 1730 Subp.1) Install the water piping for the water heater to code.
 14. Basement -Water Heater -(MPC 2180) The water heater must be fired and in service.
 15. Basement -Water Meter -(MPC MPC1700-SPRWS, Sec.88.10) The water meter must be installed and in service.
 16. Basement -Water Piping -(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
 17. Basement -Water Piping -(SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
 18. First Floor -Sink -(MPC 2300) Install the waste piping to code.
 19. First Floor -Toilet Facilities -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
 20. First Floor -Tub and Shower -(MPC 1240) Replace the waste and overflow.
 21. Second Floor -Lavatory -(MPC 2300) Install the waste piping to code.
 22. Second Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
 23. Second Floor -Sink -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
 24. Second Floor -Sink -(MPC 2300) Install the waste piping to code.
 25. Second Floor -Sink -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
 26. Second Floor -Toilet Facilities -(MPC 2300) Install the waste piping to code.
 27. Second Floor -Toilet Facilities -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
 28. Second Floor -Tub and Shower -(MPC 2300) Install the waste piping to code.
 29. Second Floor -Tub and Shower -(MPC 1240) Replace the waste and overflow.
 30. 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: Maureen Hanson

Phone: 651-266-9043

1. Install approved level handle manual gas shutoff valves on both boilers and remove unapproved valve
2. Clean and Orsat test both boiler burners. Check all controls for proper operation. provide documentation from a licensed contractor that the heating units are safe
3. Install approved metal chimney liner
4. Replace boilers flue venting to code
5. Connect boilers and water heaters venting into chimney liner
6. Provide adequate clearance from flue vent pipe on boilers to combustible materials or provide approved shielding according to code
7. Vent clothes dryers to code and provide approved gas piping and valves (plumbing or mechanical gas permit is required).
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 unapproved 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 heat in every habitable room and bathrooms
13. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
14. Support supply and return piping from heating system according to code
15. Conduct witnessed pressure test on hot water heating system and check for leaks
16. Install boiler pressure relief valves in upright position and pipe discharge to within 18 inches of the floor
17. Install back flow preventers on city water fill line to hot water heating system and pipe vents as required.
18. Repair or replace radiator valves as needed
19. Mechanical gas and hydronic permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. This property is designated by the Vacant Buildings Department as a Category #3 which requires a \$5,000.00 Performance Bond or Deposit at the time the permit is issued.
3. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

4. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.

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