



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

July 14, 2016

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

Renato Otten
291 Addison Rd N
Wood Dale IL 60191-1903

Re: 1094 Reaney Ave
File#: 13 162193 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on June 23, 2016.

Please be advised that this report is accurate and correct as of the date July 14, 2016. 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 July 14, 2016. 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. A Legislative Code exemption (Chapter 33.03(f)) allows a Category 2 Vacant Building to be sold "as is" providing the buyer, prior to closing, completes an approval process. For further information, call Reid Soley at 651-266-9120.

ZONING

1. This property is in a(n) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
3. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
4. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)

5. 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)
6. 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)
7. Re-level structure as much as is practical. SPLC 34.10 (2)
8. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
9. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
10. 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
11. Provide major clean-up of premises. SPLC 34.34 (4)
12. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)
13. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
14. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
15. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
16. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
17. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
18. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
19. Provide general rehabilitation of garage. SPLC 34.32 (3)
20. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
21. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
22. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
23. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
24. Repair all loose or damaged soffits and fascia.
25. Re-grade yard and remove some of soil , need 6" clearance from siding to top of foundation and grade to slope away from house.
26. Remove trees around garage foundation and kill stump.
27. Straighten garage walls , replace decayed bottom plates and provide 6" clearance to grade from top of foundation.
28. Repair or remove fence and gates.
29. Replace all decayed foundation sills and repair or sister over spanned or decayed floor joist and framing.
30. Provide access to crawl space and clearance from beams and floor framing to

grade.

31. Roof is very uneven and needs added support , repair roof framing and decking .
32. Replace all damaged post ,beams and properly install footings as needed.
33. Install downspouts and gutters on garage.
34. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
35. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
36. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
37. Weather seal basement bulk head using approved materials. SPLC 34.09 (1b)
38. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
39. 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
40. 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: Peggy Schlichte

Phone: 651-266-9039

1. Ensure/Properly wire furnace to current NEC.
2. New Fixtures Throughout House- Ensure proper installation and wiring. This work will require a license electrician and electrical panel (note empty light fixture boxes in house).
3. 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
4. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
5. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
6. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
7. Install hard-wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC
8. Basement -No access to service panel. Wire and ground to current NEC.
9. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. This includes basement(no access),garage, and low voltage wiring.
10. Throughout -NEC 406.5(D) Provide for all receptacles to be flush to the current code.
11. Throughout -Properly strap and support cables and/or conduits. Chapter 3,

NEC

12. 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
13. 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. Article 406.4(D), NEC
14. 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 -Unable to gain access to basement. Plumbing shall meet Minnesota Plumbing Code 4714.
2. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
3. First Floor -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
4. First Floor -Laundry Tub -(MPC 701) Install the waste piping to code.
5. First Floor -Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
6. First Floor -Sink -(MPC 701) Install the waste piping and dishwasher to code.
7. First Floor -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
8. First Floor -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
9. First Floor -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
10. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

Heating Inspector: Maureen Hanson

Phone: 651-266-9043

1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
2. 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
3. Vent clothes dryer to code and provide approved gas piping and valve

(plumbing or mechanical gas permit is required).

4. Provide adequate combustion air and support duct to code
5. Provide support for gas lines to code
6. Plug, cap and/or remove all disconnected gas lines
7. 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. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.
8. 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.
9. Repair and/or replace heating registers as necessary
10. Provide heat in every habitable room and bathrooms
11. Mechanical Gas and Warm Air 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. Provide plans and specifications for any portion of the building that is to be rebuilt.
4. 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.)

Re: 1094 Reaney Ave
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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,

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