



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Saint Paul, Minnesota 55101-1806

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Code Compliance Report

March 13, 2012

Housing and Redevelopment
25 W 4th St Ste 1300
St Paul MN 55102

Re: 737 Plum St
File#: 10 220465 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on February 13, 2012.

Please be advised that this report is accurate and correct as of the date March 13, 2012. 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 March 13, 2012. 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:

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

- Remove mold, mildew and moldy or water damaged materials.
- Remove or encapsulate asbestos in an approved manner if present.
- 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.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.

- Repair or replace damaged doors and frames as necessary, including storm doors.
- Install floor covering in bathroom and kitchen that is impervious to water.
- 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.
- Provide fire block construction as necessary and seal chases in basement ceiling.

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

- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Install downspouts and a complete gutter system on house and garage.
- Install rain leaders to direct drainage away from foundation.
- Provide general rehabilitation of garage.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Properly attach deck to house and support post to beams.
- Replace overhead garage door on garage.
- Install gable end supports in garage ceiling.
- Install 1 hour fire wall on west wall of garage.
- Repair or remove fences.
- Install support for head joist over basement stairs both ends.
- Install vapor barrier in crawl spaces
- Remove second floor kitchen.
- Repair second floor ceilings.
- Replace decayed or mismatched siding and trim.
- Have fireplace inspected by qualified inspector and submit report.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Dan Moynihan** **Phone: 651-266-9036**

- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Remove all cord wiring - garage.

- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets. No power at time of inspection.
- Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Remove and or/ re-wire all illegal, improper or hazardous wiring in garage.
- Repair service mast.
- Based on repair list purchase permit for a service and 5 circuits.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.

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ELECTRICAL **Inspector: Dan Moynihan** **Phone: 651-266-9036**

- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING **Inspector: Rick Jacobs** **Phone: 651-266-9054**

- Basement - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - Water Heater - gas venting incorrect (IFGC 503)
- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Meter - corroded piping; incorrect piping (MPC 0200 0.)
- Basement - Water Meter - meter is removed or not in service (MPC 4715.1700)
- Basement - Water Meter - meter needs repair or is broken
- Basement - Water Meter - raise meter to a minimum 12 inches above floor (MPC 2280)
- Basement - Water Meter - service valves not functional or correct (MPC 1800 Subp 3,4)
- Basement - Water Meter - support meter properly (MPC 2280)
- Basement - Water Piping - improper fittings or usage (MPC 0420)
- Basement - Water Piping - improper piping or usage (MPC 0520)
- Basement - Water Piping - pipe sizing incorrect (MPC 4715.1730)
- Basement - Water Piping - provide water piping to all fixtures and appliances (MPC 1700)
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)

- Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)
- Basement - Water Piping - missing - replace to code.
- Basement - Gas Piping - dryer gas shutoff; connector or piping incorrect (IFGC 402.1)
- Basement - Gas Piping - replace improper piping or fittings (IFGC 406.1.2)
- Basement - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Basement - Soil and Waste Piping - add appropriate hangers (MPC 1430 Subp. 4)
- Basement - Soil and Waste Piping - improper pipe supports (MPC 1430 Subp. 4)
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - no soil stack base clean out
- Basement - Soil and Waste Piping - replace the floor drain cover or clean out plug (MPC 1300)
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)
- Basement - Laundry Tub - faucet is missing, broken or parts missing (MPC 0200. P.)
- Basement - Laundry Tub - water piping incorrect (MPC 0200 P.)
- First Floor - Main Bath - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)

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PLUMBING **Inspector: Rick Jacobs** **Phone: 651-266-9054**

- First Floor - Main Bath - Lavatory - waste incorrect (MPC 2300) also secure to wall properly.
- First Floor - Main Bath - Sink - waste incorrect (MPC 2300)
- First Floor - Main Bath - Toilet Facilities - incorrectly vented (MPC 2500)
- First Floor - Main Bath - Toilet Facilities - waste incorrect (MPC 2300)
- First Floor - Main Bath - Tub and Shower - Provide access (MPC 0900)
- First Floor - Main Bath - Tub and Shower - provide stopper (MPC 1240)
- First Floor - Main Bath - Tub and Shower - replace waste and overflow (MPC 1240)
- First Floor - Master Bath - Toilet - reset toilet to floor.
- First Floor - Master Bath - Lavatory - waste incorrect (MPC 2300) also secure to wall properly
- First Floor - Master Bath - Tub and Shower - Provide access (MPC 0900)
- First Floor - Master Bath - Tub and Shower - provide stopper (MPC 1240)

- Exterior - Gas piping - test gas piping and provide proper entry into building for Excel, unlock of the gas meter.
- Exterior - Gas Piping - Improper entry into dwelling (IFGC 404.4)
- Exterior - Piping Vents - Incorrect sizing (MPC 2530 Subp. 2) also verify proper vent through roof of main bathroom
- Comments: - Remove gas opening from first floor bathroom behind tub shower.
Waste for bathrooms in an inaccessible location. Plumber to verify proper waste.
- Obtain plumbing permits prior to commencement of work.

HEATING **Inspector: Maureen Hanson** **Phone: 651-266-9043**

- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
- Clean and Orsat test boiler 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
- Install approved metal chimney liner
- Connect furnace and water heater venting into chimney liner
- Vent clothes dryer to code
- Provide adequate combustion air and support duct to code
- Provide support for gas lines to code
- Plug, cap and/or remove all disconnected gas lines
- Install furnace air filter access cover
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary
- Provide heat in every habitable room and bathrooms

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HEATING **Inspector: Maureen Hanson** **Phone: 651-266-9043**

- Submit Documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings
- Install sediment trap (dirt leg) on gas line to furnace.
- Mechanical gas permit is required for the above work.

ZONING

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

Notes:

- See attachment for permit requirements and appeals procedure.

- This property is in a designated Heritage Preservation District and all exterior work is subject to HPC guidelines and review before permits are issued.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
- The building is approved for 1dwelling units but contains 2 dwelling units. Obtain approval for additional units or remove the excess dwelling units. If the additional units are approved, maintain the required fire-separation between dwelling units and between units and common area.

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
Phone: 651-266-9046
Email: james.seeger@ci.stpaul.mn.us

JLS:ml

Attachments