



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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Code Compliance Report

January 06, 2017

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

SAFEGUARD PROPERTIES
7887 SAFEGUARD CIRCL
VALLEY VIEW OH 44125

Re: 1062 Front Ave
File#: 06 018012 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on December 15, 2016.

Please be advised that this report is accurate and correct as of the date January 06, 2017. 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 January 06, 2017. 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. The property was inspected as a Duplex.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
2. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
3. 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)

4. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
5. 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
6. Provide major clean-up of premises. SPLC 34.34 (4)
7. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
8. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
9. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
10. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
11. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
12. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
13. Provide general rehabilitation of garage. SPLC 34.32 (3)
14. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
15. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
16. Install guardrail and risers on basement stairs.
17. Install handrail on front steps.
18. Replace damaged siding and trim on garage and install flashing for siding at horizontal joints.
19. Repair garage roof framing (sag in roof) jack up straight.
20. Install drip cap over doors and windows where missing.
21. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
22. 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
23. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
24. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
25. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
26. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
27. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
28. 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. 2nd Floor -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

2. Garage -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
3. Throughout -No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
4. 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
5. 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 -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
2. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
3. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
4. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
5. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
6. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
7. Bathroom -Verify that all plumbing fixtures operate properly without leaks and any defects.
8. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
9. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
10. First Floor -Sink -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
11. 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: 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. Provide thirty (30) inches of clearance in front of furnace/boiler for service
 5. A full Pressure test is required for the gas lines.
 6. Install approved metal chimney liner
 7. Replace furnace flue venting to code
 8. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code
 9. Vent clothes dryer to code
 10. Provide adequate combustion air and support duct to code
 11. Provide support for gas lines to code
 12. Plug, cap and/or remove all disconnected gas lines
 13. Install furnace air filter access cover
 14. Clean all supply and return ducts for warm air heating system
 15. Repair and/or replace heating registers as necessary
 16. Provide heat in every habitable room and bathrooms
 18. Separate heating system is required for each dwelling unit. Furnace in basement can not be used for heating both 1st and 2nd floor units of duplex
 19. Mechanical 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. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

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