



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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Code Compliance Report

June 22, 2015

*** * This Report must be
Posted**

Sunlight Senior Living
400 Western Avenue N
St Paul MN 55104

Re: 870 Fuller Ave
File#: 14 300500 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on May 29, 2015.

Please be advised that this report is accurate and correct as of the date June 22, 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 June 22, 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. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. 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)
3. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
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. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
 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. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
 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. Provide general rehabilitation of garage. SPLC 34.32 (3)
 19. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
 20. Basement and whole house full of trash and filth.
 21. Clean organic growth from roof covering .
 22. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
 23. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
 24. 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
 25. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
 26. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
 27. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
 28. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
 29. 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 -Hallway -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. 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
3. Basement -Boiler -Repair damaged electrical due to vandalism to current NEC.
4. Exterior/Outside -Back Door -Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
5. Garage -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. (no access)
6. Throughout -No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
7. 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
8. 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
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. First Floor -There are multiple deficiencies on the plumbing system to this property along with debris throughout property.
Water pipe has been stolen from property, water heater is not installed per the Minnesota Mechanical code.
Plumbing fixtures throughout home do not meet Minnesota Plumbing code. All waste, vent and water pipe needs to be installed, air tested, and inspected per the Minnesota plumbing code. All plumbing fixtures need to be installed, and inspected per the Minnesota Plumbing code. All Mechanical equipment needs to be installed, air tested, and inspected per the Minnesota Mechanical code.
2. 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 heating system to code with all required permits and inspections. Remove all remaining abandoned heating equipment and related piping.

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.
5. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
6. Interior of garage not available for inspection. Repair per applicable codes.

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: james.seeger@ci.stpaul.mn.us

Attachments