

CITY OF SAINT PAUL Christopher B. Coleman, Mayor

COMMERCE BUILDING 8 Fourth Street East, Suite 200 St Paul, Minnesota 55101-1024 

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July 03, 2006

MR RICHARD K EINAN 5432 LAKE AVENUE SHOREVIEW MN 55126-1312

Re: 1062 Front Avenue File#: 06 018012 VB2

Dear Property Owner:

Pursuant to your request the above-referenced property was inspected and the following report is submitted:

### **BUILDING**

- 1. Repair "lean-to" on garage to Code or remove (over-spanned rafters).
- 2. Replace basement stairs to Code.
- 3. Install Provide hand and guardrails on all stairways and steps as per attachment.
- 4. Install plinth blocks under posts in basement.
- 5. Tuck Point interior/exterior foundation.
- 6. Install floor covering in the bathroom and kitchen that is impervious to water.
- 7. Install twenty minute fire-rated doors, with a self-closing device, between common areas and individual units.
- 8. Install tempered glass in window on stair landing.
- 9. Install tempered glass in window over bathtub.
- 10. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
- 11. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
- 12. Provide storms and screens complete and in good repair for all door and window openings.
- 13. Repair walls and ceilings throughout, as necessary.
- 14. Provide hand and guardrails on all stairways and steps as per attachment.
- 15. Provide fire block construction as necessary.
- 16. Re-level structure as much as is practical.
- 17. Where wall and ceiling covering is removed, attic, replace doors and windows, (insulation, glass, weather stripping, etc.) shall meet new energy code standards.
- 18. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).

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- 19. Any framing members that 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 headered, etc.) are to be reconstructed as per code.
- 20. All charred members will have to be scraped or sandblasted completely clean and any water warped members replaced. All smoked or charred members are to be sealed and deodorized.
- 21. Provide general clean-up of premise.
- 22. Provide smoke detectors as per the Minnesota State Building Code.
- 23. Repair soffit, fascia trim, etc. as necessary.
- 24. Provide proper drainage around house to direct water away from foundation.
- 25. Install downspouts and a complete gutter system.
- 26. Replace house and garage roof covering and vent to Code.
- 27. Provide general rehabilitation of garage.

# **ELECTRICAL**

- 1. Fill out service panel directory completely.
- 2. Remove all extension cord wiring.
- 3. Repair broken conduit and rewire open splices in the basement to Code.
- 4. Install a GFI protected outlet for kitchen countertop outlets.
- 5. Install GFI outlets at bathroom sinks to Code.
- 6. Remove bathroom fixtures that contain outlets and ground vanity fixtures.
- 7. Certify integrity of premise wiring in all fire damaged areas.
- 8. Rewire feeder and garage to Code.
- 9. Provide listed outlet boxes for all fixtures.
- 10. Insure proper fuses or breakers for all conductors.
- 11. Repair or replace all broken, missing or loose fixtures, devices, covers and plates.
- 12. Check all 3-wire outlets for proper polarity and ground.
- 13. Throughout building, install outlets and fixtures as per Bulletin 80-1.
- 14. Install smoke detectors as per Bulletin 80-1 and I.R.C.
- 15. Electrical work requires a Permit and inspections.

## **PLUMBING**

- 1. All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.
- 2. The water heater has no gas shutoff and gas piping is incorrect.
- 3. The water heater was not in service at the time of the inspection.

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- 4. The water meter has incorrect piping.
- 5. Provide the proper size water piping.
- 6. Install water valves to separate units.
- 7. The dryer gas shutoff, connector and piping are incorrect.
- 8. Test all gas piping to Code.
- 9. The soil and waste piping has no soil stack base cleanout.
- 10. Provide the proper connection and transitions for the soil and waste piping.
- 11. Manometer test all waste and vent above ground.
- 12. Correct the waste and vent and the kitchen sink.
- 13. Correct the waste and vent at the first floor shower and lavatory.
- 14. Provide a scald-guard faucet on first floor shower.
- 15. Correct the waste and water piping at the first floor water closet.
- 16. The range gas shutoff, connector and piping incorrect.
- 17. Correctly vent second floor bathtub and provide a scald guard faucet.
- 18. Repair range valve to connector at second floor kitchen.
- 19. Provide a backflow assembly or device for the lawn hydrant(s).

### **HEATING**

- 1. Replace single wall vent connector with B-class material (both units).
- 2. Install chimney liner.
- 3. Replace furnace flue venting and provide proper pitch for gas appliance venting.
- 4. Tie furnace and water heater venting into chimney liner.
- 5. Recommend adequate combustion air.
- 6. Provide support for gas lines to Code. Plug, cap and/or remove all disconnected gas lines.
- 7. Clean all supply and return ducts for warm air heating system.
- 8. Repair and/or replace heating registers as necessary.
- 9. Provide heat in every habitable room and bathrooms.
- 10. Repair and/or replace fin tube radiation and covers as needed.

## **ZONING**

1. This property was inspected as being a legal non-conforming duplex.

#### NOTES

1. See attachment for permit requirements.

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- 2. VACANT BUILDING REGISTRATION FEES MUST BE PAID AT

  NEIGHBORHOOD HOUSING AND PROPERTY IMPROVEMENT (NHPI) FOR

  PERMITS TO BE ISSUED ON THIS PROPERTY. For further information call, NHPI at 651-266-1900, located at 1600 White Bear Avenue.
- 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 properly 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. All to meet appropriate Codes when complete.
- 6. All items noted as <u>recommended</u> do not have to be completed for code compliance but should be completed at a later date. Possible purchasers of property shall be made aware of these items.

Sincerely,

James L. Seeger Code Compliance Officer

JLS:sla

Attachments