



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Code Compliance Report

September 25, 2017

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

Wilford, Geske & Cook
7616 Currell Blvd, Suite 200
Woodbury MN 55125-2296

Re: 880 Clark St
File#: 16 062487 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on August 31, 2017.

Please be advised that this report is accurate and correct as of the date September 25, 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 September 25, 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. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
3. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
4. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)

5. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
6. 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)
7. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
8. 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
9. Provide major clean-up of premises. SPLC 34.34 (4)
10. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
11. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
14. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
15. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
16. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
17. Repair or replace basement windows.
18. Replace decayed floor and joist under bathrooms.
19. Install vapor barrier in crawl space.
20. Replace damaged cabinets, vanities and counter tops.
21. Replace or repair damaged doors and windows.
22. Replace missing shingles.
23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
24. Repair or replace damaged or leaking gutters and downspouts.
25. Provide proper code approved drainage on north side of house.
26. 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
27. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
28. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
29. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
30. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
31. 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)
32. 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: Joe Sobanski

Phone: 651-266-9034

1. 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
2. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
3. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
4. 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
5. Basement -Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC
6. Basement -Properly strap and support cables and/or conduits. Chapter 3, NEC
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. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
10. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Paul Zellmer

Phone: 651-266-9048

1. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
2. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
3. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
4. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
5. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
6. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
7. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
8. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water

meter to a minimum of 12 inches above the floor.

9. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
10. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
11. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
12. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
13. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
14. First Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
15. First Floor -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
16. First Floor -Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
17. First Floor -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
18. First Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
19. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
20. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
21. First Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
22. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
23. Second Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
24. Second Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
25. Second Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
26. Second Floor -Tub and Shower -(MPC 417.1) Provide a code compliant faucet with the proper air gap.
27. 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.

1. Install approved level handle manual gas shutoff valve on furnace and remove unapproved valve.
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. Move return air intake a minimum of ten (10) feet from furnace flue draft diverter or relocate it to another room.
4. Replace furnace flue venting to code.
5. Connect furnace and water heater venting into chimney liner.
6. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
7. Provide adequate combustion air and support duct to code.
8. Provide support for gas lines to code.
9. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
10. 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.
11. 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.
12. Repair and/or replace heating registers as necessary.
13. Provide heat in every habitable room and bathrooms.
14. Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
15. 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
16. 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. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

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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