



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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Code Compliance Report

February 24, 2016

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

Omobolaji N Shadrack
604 Robert St S
Saint Paul MN 55107-2934

Re: 2203 Glenridge Ave
File#: 15 165694 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on January 25, 2016.

Please be advised that this report is accurate and correct as of the date February 24, 2016. 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 February 24, 2016. 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. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (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. Where wall and ceiling covering is removed install full thickness or code-

- specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
5. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
 6. 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
 7. Provide major clean-up of premises. SPLC 34.34 (4)
 8. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
 9. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
 10. Repair and fire rate common wall in basement between units.
 11. Finish nailing up joist hangers in basement ceiling.
 12. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
 13. Install guardrail to code on long tall windows within 24 inches of floor.
 14. Replace all decayed siding , trim ,windows and doors.
 15. Repair kitchen cabinets or replace.
 16. Install "z" flashing on all horizontal siding butt joints.
 17. Properly repair sills and trim in a workmanship like manner.
 18. Replace all siding with veneer missing or loose.(many area's)
 19. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
 20. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
 21. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
 22. 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)
 23. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
 24. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
 25. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
 26. 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: Peggy Schlichte

Phone: 651-266-9039

1. NEC 406.5(D) Provide for receptacles to be flush with the electrical plate.
2. Address 2203 -NEC 408.41 Provide for one neutral conductor under terminal in panel.
3. Address 2203/2205 -Properly wire dishwasher/disposal to current NEC.
4. Address 2203/2205 -Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC Replace corroded breakers in panel (2203), replace corroded clamps on water meter for grounding electrode conductor, Replace

corroded fixtures.

5. Address 2203/2205 -Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
6. Address 2203/2205 -Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
7. Address 2203/2205 -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
8. Address 2203/2205 -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 (noted painted and broken receptacle on inspection)
9. Address 2203/2205 -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
10. Address 2203/2205 -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
11. Address 2203/2205 -Basement -Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
12. Address 2203/2205 -Basements -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
13. Address 2203/2205 -Electrical Panels -REC 110.3(D) Remove two conductors under breaker unless listed for two conductors.
14. Exterior -Electrical Service -Properly strap and support cables,reattach knob and/or conduits. Chapter 3, NEC
15. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Steve Fernlund

Phone: 651-266-9052

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1. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code. 2205
 2. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer. 2205
 3. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout. 2203 & 2205
 4. Basement -Water Heater -(MPC 504.4, & 504.5, & 504.6) A pressure and temperature relief valve is required (existing is leaking). 2203
 5. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service. 2203 & 2205
 6. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range. 2203 & 2205
 7. First Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing,

- broken or has parts missing. 2205
8. First Floor -Sink -(MPC 701) Install the waste piping to code. 2203
 9. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code. 2203
 10. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base. 2203 & 2205
 11. Second Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing. 2203
 12. Second Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base. 2205
 13. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016. 2203 & 2205
 14. 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: Maureen Hanson

Phone: 651-266-9043

1. Clean and Orsat test both furnace burners. Check all controls for proper operation. Check furnace heat exchangers for leaks; provide documentation from a licensed contractor that the heating units are safe
2. Vent clothes dryers to code and provide approved gas piping and valves (plumbing or mechanical gas permit is required).
3. Provide adequate combustion air and support duct to code
4. Provide support for gas lines to code
5. Plug, cap and/or remove all disconnected gas lines and unapproved valves
6. 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.
7. 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.
8. Repair and/or replace heating registers as necessary
9. Provide heat in every habitable room and bathrooms
10. Mechanical gas permit is required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Provide plans and specifications for any portion of the building that is to be rebuilt.
3. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

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,

Jim 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