



CITY OF SAINT PAUL

Code Compliance Report

February 01, 2018

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

LING JIAN ZHOU
7364 143RD ST
APPLE VALLEY MN 55124

Re: 642 Charles Ave
File#: 12 104196 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on January 18, 2018.

Please be advised that this report is accurate and correct as of the date February 01, 2018. 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 01, 2018. 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) 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. 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)
3. 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)
4. Re-level structure as much as is practical. SPLC 34.10 (2)
 5. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 6. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
 7. 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
 8. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 9. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
 10. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
 11. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
 12. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)
 13. Install exterior wall covering for bottom of walls on outside of house above grade.
 14. Install new front steps to code.
 15. Replace notched floor joist for 2nd. floor (plumbing pipe) with new joist , should have been drilled in outer 1/3 of joist span.
 16. No access to basement all to meet code.
 17. Crawl space needs inspection before covering.
 18. Install gutters and downspouts on east side of house.
 19. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
 20. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
 21. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
 22. 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
 23. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
 24. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
 25. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
 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: Dave Blank

Phone: 651-266-9035

1. Entire house is roughed-in without an inspection.
Verify work is properly performed and complete to current NEC.

2. 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 -Gas Piping -(MFGC 411) Replace improper piping or fittings.
2. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
4. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
5. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
6. Basement -Laundry Tub -(MPC .0100 P & Q & 419.2) Install the water piping to code.
7. Basement -Laundry Tub -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
8. Basement -Laundry Tub -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
9. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
10. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
11. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
12. Basement -Soil and Waste Piping -(MPC 313) Install proper pipe supports.
13. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
14. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
15. Basement -Soil and Waste Piping -(MPC .0100 M & 418.2) Replace the floor drain cover or clean out plug.
16. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
17. Basement -Water Heater -(MPC 504.4, & 504.5, & 504.6) A pressure and temperature relief valve is required.
18. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
19. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
20. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
21. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
22. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
23. Basement -Water Heater -(MMC 701) Provide adequate combustion air for the gas burning appliance.

24. Basement -Water Heater -(MPC .0100 V) Install an approved automatic gas control valve.
25. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
26. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
27. Basement -Water Piping -(MPC 604) Replace all the improper fittings and fittings that have improper usage.
28. Basement -Water Piping -(MPC 604) Replace all improper water piping and piping with improper usage.
29. Basement -Water Piping -(MPC 603.5.10) Install a proper backflow assembly or device for the boiler fill water line.
30. Basement -Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
31. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
32. Basement -Water Piping -(MPC 313) Add the appropriate water pipe hangers.
33. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
34. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
35. First Floor -Sink -(MPC 701) Install the waste piping to code.
36. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
37. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
38. First Floor -Sink -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
39. First Floor -Sink -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
40. First Floor -Sink -(MPC 1014.1.2) The grease interceptor must be serviced.
41. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
42. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
43. Second Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
44. Second Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
45. Second Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
46. Second Floor -Lavatory -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
47. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
48. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
49. Second Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.

50. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
51. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
52. Second Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
53. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
54. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
55. Second Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
56. Second Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
57. Second Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
58. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
59. Second Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
60. Second Floor -Tub and Shower -(MPC 417.3) Install a vacuum breaker for the hand held shower.
61. Second Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
62. Second Floor -Tub and Shower -(MPC 402.11) Provide access.
63. Second Floor -Tub and Shower -(MPC 409.2) Provide an approved waste stopper
64. Second Floor -Tub and Shower -(MPC 417.1) Provide a code compliant faucet with the proper air gap.
65. 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 valves and plug valves.
2. Install approved automatic gas valve for furnace.
3. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
4. 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
5. Provide thirty (30) inches of clearance in front of furnace for service
 6. Move furnace out of closet/alcove or provide documentation from the equipment manufacturer indicating that it is an approved installation
 7. Move return air intake a minimum of ten (10) feet from furnace flue draft diverter or relocate it to another room
 8. Install approved metal chimney liner
 9. Replace furnace flue venting to code
 10. Connect furnace and water heater venting into chimney liner
 11. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code
 12. Vent clothes dryer to code, the bathroom also requires ventilation , if a fan is installed a Warm Air Permit and Inspection is required.
 13. Provide adequate combustion air and support duct to code
 14. Provide support for gas lines to code
 15. Plug, cap and/or remove all disconnected gas lines
 16. Install furnace air filter access cover
 17. Clean all supply and return ducts for warm air heating system
 18. Repair and/or replace heating registers as necessary
 19. Provide heat in every habitable room and bathrooms
 20. Run condensate drain from A/C unit coil in basement to an approved location and secure as needed
 21. Mechanical gas & refrigeration 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).

Re: 642 Charles Ave
February 01, 2018
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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