



CITY OF SAINT PAUL

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Code Compliance Report

February 28, 2018

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

ARAFAT ELBAKRI
8450 MISSISSIPPI BLVD N
COON RAPIDS MN 55433

Re: 96 Manitoba Ave
File#: 14 089008 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on February 21, 2018.

Please be advised that this report is accurate and correct as of the date February 28, 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 28, 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) 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. 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)
3. Where wall and ceiling covering is removed install full thickness or code-

- specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
4. 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
 5. Provide major clean-up of premises. SPLC 34.34 (4)
 6. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 7. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
 8. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
 9. Provide handrail and riser boards for rear exterior stairs.
 10. Remove decayed boards and loose rock from crawl space and repair all loose foundation stone and CMU's.
 11. Cover soil in crawl space area's with 6 mill vapor barrier.
 12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
 13. Insure safety glazing in window over bath tub.
 14. Provide code approved bath surround for 2nd. floor bath tub.
 15. Call for insulation inspection and framing inspection before covering open walls and ceilings .
 16. Provide grading to code around house and garage.
 17. Remove soil by garage service door to get water to run away from garage.
 18. Water running into east basement window, correct as needed.
 19. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
 20. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
 21. 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
 22. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
 23. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
 24. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
 25. 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)
 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: Randy Klossner

Phone: 651-266-9032

1. Ensure/rewire all electrical associated with NM cables dated after 2000 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)

2. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
3. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
4. 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
5. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
6. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
7. 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. Properly strap and support cables and/or conduits. Chapter 3, NEC
9. 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
10. 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
11. 1st Floor -Bathroom -Wire to current NEC. New sheetrock on ceiling was installed without electrical rough in inspection.
12. 1st Floor -Bedroom -Wire open wall to current NEC.
13. 1st Floor -Bedrooms -New and replaced receptacles shall be tamper resistant and AFCI protected.
14. 1st Floor -Kitchen -Sink wall with new sheetrock will require a rough in inspection and shall be wired to the current NEC.
15. 2nd Floor -Back -Conductors in the conduit entering the house at the top of the stairs are installed improperly and potentially hazardous. Remove wall coverings by the back door and electrical panel and rewire to current NEC.
16. 2nd Floor -Back entryway -New ceiling in entryway never had an electrical rough in inspection. Remove covering to expose electrical for inspection.
17. 2nd Floor -Living Room -Replace or relocate baseboard heater so receptacle is not located above the heater. The receptacle location is still required to be within 6 feet of the room entrance.
18. Basement -Verify separate neutral conductors and grounding conductors in sub-panel. Article 250, NEC
19. Basement -Electrical Room -Provide a light by the electrical panel per the NEC.
20. Basement -Electrical Room -The grounding electrode conductor is required to terminate in the service disconnect on the outside of the house. This shall be unbroken between the water meter and the disconnect.
21. Exterior/Outside -Back -Overhead service conductors are too close to the stairway. Provide the proper clearance for the Service conductors per the NEC.
22. Garage -No access to the garage at time of inspection. Insure the garage is

wired to the NEC standards.

23. Throughout -All new or replaced receptacles shall be of the tamper resistant type and AFCI/GFCI protected as required by the NEC.
24. Throughout -Any new wall and ceiling coverings that were installed without electrical rough in inspections will require removal for the proper inspection.
25. 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 -(MMC 103) Replace corroded gas piping/fittings.
2. Basement -Gas Piping -(MMC 103) Remove all disconnected gas lines and unapproved valves.
3. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
4. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
5. Basement -Soil and Waste Piping -(MPC 313) Install proper pipe supports.
6. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
7. Basement -Soil and Waste Piping -(MPC .0100 M & 418.2) Replace the floor drain cover or clean out plug.
8. Basement -Water Heater -(MPC 504.4, & 504.5, & 504.6) A pressure and temperature relief valve is required.
9. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
10. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
11. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
12. Basement -Water Meter -(SPRWS Sec. 94.04 & 94.16(g)) The water meter must be removed from the pit.
13. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
14. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
15. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
16. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
17. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
18. Basement -Water Piping -(MPC 604) Replace all the improper fittings and fittings that have improper usage.
19. Basement -Water Piping -(MPC 604) Replace all improper water piping and piping with improper usage.
20. Basement -Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.

21. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
22. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
23. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
24. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
25. First Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
26. First Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
27. First Floor -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
28. First Floor -Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
29. 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.
30. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
31. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
32. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
33. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
34. Second Floor -Gas Piping -(MMC 103) Replace corroded gas piping/fittings.
35. Second Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
36. Second Floor -Gas Piping -(MMC 103) Remove all disconnected gas lines and unapproved valves.
37. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
38. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
39. Second Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
40. Second Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
41. Second Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
42. Second Floor -Sink -(MPC 701) Install the waste piping to code.
43. Second Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
44. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
45. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
46. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is

missing, broken or has parts missing.

47. Second Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
48. Second Floor -Tub and Shower -(MPC 417.3) Install a vacuum breaker for the hand held shower.
49. Second Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
50. Second Floor -Tub and Shower -(MPC 402.11) Provide access.
51. Second Floor -Water Heater -(MPC 504.4, & 504.5, & 504.6) A pressure and temperature relief valve is required.
52. Second Floor -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
53. Second Floor -Water Heater -(MPC 501)Install the water piping for the water heater to code.
54. 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. 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.
2. Vent clothes dryer to code
3. Plug, cap and/or remove all disconnected gas lines and unapproved plug valves.
4. Clean all supply and return ducts for warm air heating system
5. Repair and/or replace heating registers as necessary
6. Provide a means of return air every room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
7. Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one half of which must be openable or provide exhaust system vented outside. A mechanical ventilation permit is required if an exhaust system is installed.
8. 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
9. Mechanical gas 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.
5. 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: jim.seeger@ci.stpaul.mn.us

Attachments