



CITY OF SAINT PAUL

Code Compliance Report

March 26, 2018

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

Christina L Malmberg
221 Newman Rd Apt 5
Gatlinburg TN 37738-5061

Re: 380 York Ave
File#: 16 051525 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on December 11, 2017.

Please be advised that this report is accurate and correct as of the date March 26, 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 March 26, 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. 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. 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. 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)
 8. Re-level structure as much as is practical. SPLC 34.10 (2)
 9. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
 10. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 11. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
 12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
 13. 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
 14. Provide major clean-up of premises. SPLC 34.34 (4)
 15. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
 16. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
 17. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
 18. Replace or repair landing and stairway per code. SPLC 34.09 (2)
 19. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 20. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
 21. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
 22. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
 23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
 24. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
 25. Not able to enter basement , full of debris. All to meet code when done.
 26. The main floor and 2nd. floor were cleaned up.
 27. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
 28. 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
 29. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
 30. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
 31. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)

32. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
33. 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. Properly wire dishwasher/disposal to current NEC.
2. 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
3. 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
4. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
5. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
6. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
7. Properly bond neutral bar to service panelboard enclosure. Article 250, NEC
8. Properly wire multi-wire circuits in panelboard to ensure ungrounded conductors on opposite phases. Article 100, NEC
9. Repair damaged electrical due to vandalism to current NEC.
10. Ensure/rewire all electrical associated with NM cables dated after 2001 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
11. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
12. 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
13. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
14. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
15. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
16. 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
17. Properly strap and support cables and/or conduits. Chapter 3, NEC
18. Basement -Basement cluttered with trash and other items. No access to service panel and other items. Insure all is wired to the NEC standards and provide proper access for inspection.

19. 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 -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
2. Basement -Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
3. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
4. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
5. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
6. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
7. First Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
8. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
9. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
10. First Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
11. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
12. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
13. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
14. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
15. First Floor -Tub and Shower -(MPC 417.1) Provide a code compliant faucet with the proper air gap.
16. Second Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
17. Second Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
18. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
19. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
20. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
21. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
22. Second Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
23. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is

- missing, broken or has parts missing.
24. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
 25. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
 26. Second Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
 27. Second Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
 28. Second Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
 29. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
 30. 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: Aaron Havlicek

Phone: 651-266-9043

1. Install approved level handle manual gas shutoff valve on furnace and remove unapproved valve.
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 return air intake a minimum of ten (10) feet from furnace flue draft diverter or relocate it to another room.
7. Install approved metal chimney liner.
8. Replace furnace flue venting to code.
9. Connect furnace and water heater venting into chimney liner.
10. Provide adequate clearance from flue vent pipe on furnace to combustible materials or provide approved shielding according to code.
11. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
12. Provide adequate combustion air and support duct to code.
13. Provide support for gas lines to code.
14. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.

15. 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.
16. 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.
17. Repair and/or replace heating registers as necessary.
18. Provide heat in every habitable room and bathrooms.
19. Run condensate drain from A/C unit coil in basement to an approved location and secure as needed.
20. Unable to gain entry to garage during inspection, however chimney vent is visible through the roof. If there is any nonconforming heating equipment in the garage, remove it and all connecting piping and venting and permanently seal and plug all openings or install equipment to code.
21. Mechanical GAS, REF and WRM permits are required for the above work.
22. ALL MECHANICAL EQUIPMENT – SPLC 34.11[6] All existing mechanical equipment and all gas piping must be tested and re-certified by a licensed Mechanical Contractor and inspected under permit. All existing Mechanical equipment will be required to meet current codes being enforced at time of inspection.

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).

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.)

Re: 380 York Ave
March 26, 2018
Page 7

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