



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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Saint Paul, MN 55101-1806

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Code Compliance Report

August 02, 2017

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

Wael S Younes
602 Orange Ave E
Saint Paul MN 55130-3537

Re: 602 Orange Ave E
File#: 17 035422 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on June 13, 2017.

Please be advised that this report is accurate and correct as of the date August 02, 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 August 02, 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. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
3. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
4. 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)
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. Provide major clean-up of premises. SPLC 34.34 (4)
 9. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
 10. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
 11. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 12. 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
 13. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
 14. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
 15. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
 16. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
 17. Provide general rehabilitation of garage. SPLC 34.32 (3)
 18. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
 19. Replace front and east side steps on house to code.
 20. Replace rear soffit , fascia , gutter and down spout.
 21. Replace basement stair treads as needed . Also remove wall and ceiling covering from basement.
 22. 1st. floor bathroom ceiling is removed and needs a 1 hour fire rated assembly.
 23. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
 24. 2nd. floor bathroom and kitchen walls are removed , requires inspections before covering.
 25. Replace overhead garage doors and roof covering on garage.
 26. 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
 27. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
 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. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
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: Randy Klossner

Phone: 651-266-9032

1. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
3. 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
4. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
5. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
6. Replace electrical service due to over-fusing.. Article 110 NEC
7. Repair damaged electrical due to current NEC.
8. Install globe type fixtures on all closet lights.
9. 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
10. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
11. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
12. 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
13. Properly strap and support cables and/or conduits. Chapter 3, NEC
14. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
15. 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
16. 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
17. 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 -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
4. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
5. Basement -Water Heater -(MPC 504.4, & 504.5, & 504.6) A pressure and temperature relief valve is required.
6. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
7. Basement -Water Meter -(MPC 0.200 O) Repair the corroded or incorrect water meter piping.
8. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
9. Basement -Water Piping -(MPC 603.5.10) Install a proper backflow assembly or device for the boiler fill water line.
10. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
11. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
12. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
13. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
14. First Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
15. First Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
16. First Floor -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
17. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
18. First Floor -Sink -(MPC 701) Install the waste piping to code.
19. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
20. First Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
21. First Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
22. First Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
23. First Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
24. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
25. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
26. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and

overflow.

27. Second Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
28. Second 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.
29. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
30. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
31. Second Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
32. 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 boiler and remove unapproved valve.
2. Install approved automatic gas valve for boiler.
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 boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe
5. Replace boiler flue venting to code
6. Connect boiler and water heater venting into chimney liner
7. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
8. Provide adequate combustion air and support duct to code
9. Provide support for gas lines to code
10. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
11. 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.
12. Provide heat in every habitable room and bathrooms
13. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
14. Support supply and return piping from heating system according to code

15. Conduct witnessed pressure test on hot water heating system and check for leaks
16. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor
17. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
18. Repair or replace radiator valves as needed
19. Mechanical Gas and Steam permits are 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.
4. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.

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: 602 Orange Ave E
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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