



CITY OF SAINT PAUL

Code Compliance Report

June 19, 2018

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

ESTATE OF ALBERT HARRIS
15050 CEDAR AVE SUITE 116
APPLE VALLEY MN 55124

Re: 830 University Ave W
File#: 15 164781 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on June 11, 2018.

Please be advised that this report is accurate and correct as of the date June 19, 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 June 19, 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) T2 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. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
3. 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)
4. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)

5. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
6. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
7. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
8. 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)
9. 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)
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. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
17. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
18. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
19. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
20. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
21. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
22. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
24. Remove all wall , ceiling and floor covering from basement.
25. Replace all damaged siding and trim.
26. Remove basement kitchen and illegal unit.
27. Remove all 3rd floor drywall , installed without permit . Building is a legal Duplex only.
28. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
29. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
30. 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

31. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
32. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
33. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
34. 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: Joe Sobanski

Phone: 651-266-9034

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. Repair damaged electrical due to vandalism to current NEC.
3. 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
4. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
5. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
6. 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
7. Basement -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. Basement -Properly strap and support cables and/or conduits. Chapter 3, NEC
9. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
10. Throughout -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
11. Throughout -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
12. 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 614.1-614.7) Vent clothes dryer to code.
2. Basement -Gas Piping -(MFGC 406.4.1) Conduct a witnessed pressure test on

gas piping system.

3. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
4. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
5. Basement -Laundry Tub -(MPC .0100 P & Q & 419.2) Install the water piping to code.
6. Basement -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
7. Basement -Lavatory -(MPC 701) Install the waste piping to code.
8. Basement -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
9. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
10. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
11. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
12. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
13. Basement -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
14. Basement -Toilet Facilities -(MPC 701) Install the waste piping to code.
15. Basement -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
16. Basement -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
17. Basement -Tub and Shower -(MPC 701) Install the waste piping to code.
18. Basement -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
19. Basement -Water Heater -(MPC 504.4, & 504.5, & 504.6) A pressure and temperature relief valve is required.
20. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
21. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
22. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
23. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
24. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
25. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
26. Basement -Water Meter -(SPRWS Sec. 94.04 & 94.16(g)) The water meter must be removed from the pit.
27. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.

28. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
29. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
30. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
31. Basement -Water Piping -(MPC 604) Replace all the improper fittings and fittings that have improper usage.
32. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
33. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
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. 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 -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
40. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
41. Second Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
42. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
43. Second Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
44. Third Floor -Lavatory -(MPC 701) Install the waste piping to code.
45. Third Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
46. Third Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
47. Third Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
48. Third Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
49. Third Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
50. 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 lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
2. Clean and Orsat test furnace/boiler 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
3. Install approved metal chimney liner
4. Replace furnace/boiler flue venting to code
5. Vent clothes dryer to code
6. Provide adequate combustion air and support duct to code
7. Plug, cap and/or remove all disconnected gas lines
8. Provide heat in every habitable room and bathrooms
9. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
10. Conduct witnessed pressure test on hot water heating system and check for leaks
11. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
12. Repair or replace radiator valves as needed
13. Mechanical Hot water & gas permits are required for the above work.
14. Install isolation valves on supply and return piping off of boiler.

Notes:

1. 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.
2. Provide plans and specifications for any portion of the building that is to be rebuilt.
3. The building is approved for ENTER NUMBER dwelling units but contains ENTER NUMBER dwelling units. Obtain approval for additional units or remove the excess dwelling units. If the additional units are approved, maintain the required fire-separation between dwelling units and between units and common area.

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: 830 University Ave W
June 19, 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