



## Code Compliance Report

May 04, 2015

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

BRIAN MCINTOSH  
23 1/2 ROSE AVE E  
ST PAUL MN 55117

Re: 1332 Dayton Ave  
File#: 12 032038 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 26, 2015.

Please be advised that this report is accurate and correct as of the date May 04, 2015. 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 May 04, 2015. 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:

### 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. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
2. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
3. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
4. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
5. 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)

6. 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)
7. Re- level structure as much as is practical. SPLC 34.10 (2)
8. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
9. Where wall and ceiling covering is removed install full thickness or code- specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
10. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
11. 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
12. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
13. Provide major clean- up of premises. SPLC 34.34 (4)
14. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
15. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
16. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
17. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
18. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
19. Provide general rehabilitation of garage. SPLC 34.32 (3)
20. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
21. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
22. Remove fuel oil tank from basement ,permit from Dave Burgman at DSI required.
23. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
24. Remove drywall from kitchen ceiling and repair floor framing as needed before framing inspection.
25. Jack up and relevel east corner of rear porch for 1st. and 2nd. floors , foundation repair required, call before covering.
26. Replace front and rear steps to code , also repair steps at street.
27. Garage full of belongings at time of inspection , all to meet code.
28. House roof needs some repair around edges and garage roof needs replacement. Also replace decayed roof boards and rafters .
29. Replace garage service door and overhead door.
30. Repair basement windows and insure storm windows and screens.
31. 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

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. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
35. 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)
36. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
37. 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: Steve Reimers**

**Phone: 651- 266- 9037**

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1. Ground the electrical service to the water service with a copper conductor within 5' of the entrance point of the water service.
2. Check all outlets for proper polarity and verify ground on 3- prong outlets.
3. Remove any 3- wire ungrounded outlets and replace with 2- wire or ground 3- wire to code.
4. Install exterior lights at front/side/back entry doors.
5. Install receptacle for garage door opener.
6. Remove and/or rewire all illegal, improper or hazardous wiring in basement/garage.
7. Replace all painted- over receptacles.
8. 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
9. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
10. Relocate Xcel meter socket to meet their requirements.
11. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NBC.
12. Provide a complete circuit directory at service panel indicating location and use of all circuits.
13. Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers.
14. Properly strap cables and conduits in basement/service conduit on the exterior of the house.
15. Provide one (1) light for each 200 square feet in unfinished basement. One light must be switched from the top of the stairs.
16. Install globe- type enclosed light fixture on all closet lights.
17. Remove all cord wiring.
18. Repair or replace all broken, missing or loose light fixtures, switches and outlets, covers and plates.

19. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
20. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
21. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

**PLUMBING Inspector: Troy McManus**

**Phone: 651- 266- 9053**

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1. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
2. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
3. Basement - Laundry Tub - (MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
4. Basement - Laundry Tub - (MPC 2300) Install the waste piping to code.
5. Basement - Laundry Tub - (MPC 0200 P) Install the water piping to code.
6. Basement - Laundry Tub - (MPC 2000 B) Provide the proper potable water protection for the faucet spout.
7. Basement - Soil and Waste Piping - (MPC 1000) Install a front sewer clean out.
8. Basement - Soil and Waste Piping - (MPC 2400) Plug all open piping and properly pitch all piping.
9. Basement - Soil and Waste Piping - (MPC 2420) Replace all improper connections, transitions, fittings or pipe usage.
10. Basement - Soil and Waste Piping - (MPC 0200) Replace all corroded cast iron, steel waste or vent piping.
11. Basement - Soil and Waste Piping - (MPC 1000) Install a clean out at the base of all stacks.
12. Basement - Tub and Shower - (MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
13. Basement - Tub and Shower - (MPC 2300) Install the waste piping to code.
14. Basement - Tub and Shower - (MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
15. Basement - Water Heater - (MPC 2180) The water heater must be fired and in service.
16. Basement - Water Meter - (MPC 2280) Raise the water meter to a minimum or 12 inches above the floor.
17. Basement - Water Meter - (MPC 2280) Support the water meter to code.
18. Basement - Water Meter - (MPC 1800, Subp.3, 4) The service valves must be functional and installed to code.
19. Basement - Water Meter - (MPC 0.200 O) Repair the corroded or incorrect water meter piping.
20. Basement - Water Meter - (SPRWS, Sec.94.04) The water meter must be removed from the pit.
21. Basement - Water Piping - (SPRWS Water Code) Provide a one (1) inch water line to the first major take off.

22. Basement - Water Piping - (MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
23. Basement - Water Piping - (MPC 0420) Replace all the improper fittings and fittings that have improper usage.
24. Basement - Water Piping - (MPC 1700) Provide water piping to all fixtures and appliances.
25. Exterior - Lawn Hydrants - (MPC 2000) The lawn hydrant(s) require a backflow assembly or device.
26. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
27. Second Floor - Toilet Facilities - (MPC 2300) Install the waste piping to code.
28. Second Floor - Toilet Facilities - (MPC 0870) Reset the toilet on a firm base.
29. Second Floor - Tub and Shower - (MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
30. Second Floor - Tub and Shower - (MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
31. Second Floor - Tub and Shower - (MPC 1240 Subp.4) Install a temperature limiting device, ASSE Standard 1070.
32. Second Floor - Tub and Shower - (MPC 1240) Replace the waste and overflow.
33. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

**Heating Inspector: Pat McCullough**

**Phone: 651- 266- 9015**

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1. Install approved level handle manual gas shutoff valve on boiler and remove unapproved valve
2. Install approved automatic gas valve for boiler
3. Clean and Orsat test boiler burner. Check all controls for proper operation. Check boiler heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
4. Install approved metal chimney liner
5. Vent clothes dryer to code and provide approved gas piping and valve.
6. 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.
7. Provide heat in every habitable room and bathrooms
8. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
9. Support supply and return piping from heating system according to code
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 and mechanical gas permits are required for the above work.

**Notes:**

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1. See attachment for permit requirements and appeals procedure.
2. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
3. 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.)

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