

375 Jackson Street, Suite 220 Saint Paul, Minnesota 55101-1806 

 Telephone:
 651-266-8989

 Facsimile:
 651-266-9124

 Web:
 www.stpaul.gov/dsi

# **Code Compliance Report**

December 20, 2013

HENRY SEKA/CO TIMOTHY MUKUNGU 1430 CONCORDIA AVE UNIT 4752 ST PAUL MN 55104 \* \* This Report must be Posted on the Job Site \* \*

Re: 993 James Ave File#: 12 072286 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on September 13, 2013.

Please be advised that this report is accurate and correct as of the date December 20, 2013. 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 December 20, 2013. 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) R4 zoning district.
- 2. This property was inspected as a Single Family Dwelling.

#### BUILDING Inspector: Jim Seeger Phone: 651-266-9046

- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- 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.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Weather seal exterior doors, threshold and weather-stripping.
- Install floor covering in bathroom and kitchen that is impervious to water.
- Repair walls, ceiling and floors throughout, as necessary.

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## BUILDING Inspector: Jim Seeger Phone: 651-266-9046

- 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.
- 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.
- Charred building components shall be scraped or sandblasted completely clean and water-damaged components replaced. A determination of necessary fire damage corrective measures shall be made by this department or by a registered structural engineer as to replacement, repairs, etc. All smoke damaged and charred members shall be cleaned, sealed and deodorized.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Provide general rehabilitation of garage.
- Install address numbers visible from street and on the alley side of garage.
- Provide ground cover capable of controlling sediment and erosion.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Jack up northeast corner of house and repair foundation. Also engineers report required.
- Remove and replace insulation and drywall as needed with inspections for northeast corner lower level bedroom.
- Re-nail sheathing on garage walls and replace siding and soffits where damaged or missing.
- Repair and re-level garage floor and fill in cracks.
- Replace east side sidewalks after foundation repair and re-grading around house.
- Replace rear deck steps to code.
- A building permit is required to correct the above deficiencies.

#### ELECTRICAL Inspector: Dan Moynihan Phone: 651-266-9036

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Properly strap service conduit on the exterior of the house.

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## **ELECTRICAL** Inspector: Dan Moynihan Phone: 651-266-9036

- Replace GFCI receptacle in first bathroom adjacent to the sink because it is not operating properly.
- Ground laundry room fluorescent light in basement.
- Remove all cord wiring in garage to lights, or rewire to current NEC.
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Install hard-wired, battery backup smoke detector and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Properly wire exterior lights at back door. Install weatherproof box.
- Replace all painted-over receptacles.
- Repair garage feeder conduit on back of house to current NEC.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

## PLUMBING Inspector: Troy McManus Phone: 651-266-9053

- Basement Water Heater not fired or in service (MPC 2180)
- Basement Water Meter support meter properly (MPC 2280)
- Basement Water Piping add appropriate hangers (MPC 1430 Subp. 4)
- Basement Gas Piping dryer gas shutoff; connector or piping incorrect (MFGC 411)
- Basement Gas Piping run dryer vent to code (MFGC 614.1 614.7)
- Basement Soil and Waste Piping no soil stack base clean out
- Basement Laundry Tub provide a vacuum breaker for the spout (MPC 2000 B)
- Basement Lavatory incorrectly vented (MPC 2500)
- Basement Lavatory water piping incorrect (MPC 0200 P.)
- Basement Tub and Shower provide anti-scald valve (MPC 1380. Subp. 5)
- Bathroom Plumbing General Caulk all fixtures to code (MPC 1220 Subp.2)
- First Floor Toilet Facilities reset the toilet on a firm base (MPC 0870)
- First Floor Tub and Shower provide anti-scald valve (MPC 1380. Subp. 5)
- Exterior Lawn Hydrants Requires backflow assembly or device (MPC 2000)
- 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.

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### **HEATING** Inspector: Kevin Chapdelaine Phone: 651-266-9042

- 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
- Provide support for gas lines to code
- Plug, cap and/or remove all disconnected gas lines
- Verify that basement bathroom exhaust is run to the outside in a code compliant manner. Replace exterior termination cover.
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary
- Provide heat in every habitable room and bathrooms
- Run condensate drain three-quarter inch nominal size from A/C unit coil in basement to an approved location.
- Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
- Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.
- Mechanical gas permit is required for the above work.

## **Notes:**

- See attachment for permit requirements and appeals procedure.
- Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
- 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.)

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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

JLS:ml Attachments