



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

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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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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