Department of Safety & Inspectior
Ricardo X. Cervantes, Director

CITY OF SAINT PAUL

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Code Compliance Report

January 08, 2019

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

Deutsche Bank Nat Trust Co
12650 Ingenuity Dr
Orlando FL 32826-2703

Re: 1368 Alaska Ave
File#: 17 222635 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on January 07, 2019.

Please be advised that this report is accurate and correct as of the date January 08, 2019. 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 January 08, 2019. 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) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

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. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
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. 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)
6. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (exept. 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. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
10. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
11. Provide general rehabilitation of garage. SPLC 34.32 (3)
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
14. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
15. Replace front steps at street sidewalk and at house.
16. Remove or replace rear deck at south east corner of house. Also replace rear entry steps and landing.
17. Replace garage door , service door and siding.
18. Replace roof covering on house to code , not installed per manufacture's recommendations.
19. Replace all decayed siding , fascia , soffit , trim , doors and windows on house and garage.
20. Remove gazebo from rear yard or totally rebuild.
21. All remodeling done without permits , Install insulation to code in walls and ceilings where not complying.
22. Remove all ceiling and wall covering from basement , walls have decayed framing and wall covering.
23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
24. Replace all water damaged ceilings and walls , have inspected before covering.
25. Repair holes in flooring.
26. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
27. 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
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. 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)
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: 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. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
3. Verify that the wiring in the garage is installed per the NEC. (No access at time of inspection)
4. 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
5. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
6. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
7. 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
8. Basement -Properly strap and support cables and/or conduits. Chapter 3, NEC
9. Throughout -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
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: Troy McManus Phone: 651-266-9053

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 .0100 & 901) Install a proper fixture vent to code.

4. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
5. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
6. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
7. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
8. Basement -Water Heater -(MPC 504.4, & 504.5, & 504.6) A pressure and temperature relief valve is required.
9. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
10. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
11. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
12. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
13. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum or 12 inches above the floor.
14. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
15. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
16. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
17. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
18. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
19. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
20. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
21. First Floor -Sink -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
22. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
23. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
24. Second Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
25. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
26. Second Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
27. Second Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
28. Second Floor -Tub and Shower -(MPC 402.11) Provide access.

29. Second Floor -Tub and Shower -(MPC 417.1) Provide a code compliant faucet with the proper air gap.
30. 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: Pat McCullough Phone: 651-266-9015

1. Install approved lever handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
3. 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.
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. Provide support for gas lines to code.
8. Plug, cap and/or remove all disconnected gas lines.
9. Install furnace air filter access cover.
10. Clean all supply and return ducts for warm air heating system.
11. Repair and/or replace heating registers as necessary.
12. Provide heat in every habitable room and bathroom.
13. 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.
14. Mechanical permits are required for the above work.
15. 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.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. 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.

3. Provide plans and specifications for any portion of the building that is to be rebuilt.
4. Interior of garage not available for inspection. Repair per applicable codes.

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