



CITY OF SAINT PAUL

Code Compliance Report

April 08, 2019

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

BAY VIEW LOAN SERVICING LLC
4425 PONCE DE LEON BLVD 5TH FL
CORAL GABLES FL 33146

Re: 1143 Woodbridge St
File#: 18 058039 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on March 19, 2019.

Please be advised that this report is accurate and correct as of the date April 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 April 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) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. Provide major clean-up of premises. SPLC 34.34 (4)
3. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
4. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
5. Install address numbers visible from street and on the alley side of garage.

SPLC 70.01

6. Remove all west side decks and stairs or replace to code with plans. Bottom deck can stay.
7. Repair top of chimney.
8. Replace missing garage fascia.
9. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
10. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
11. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
12. 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)
13. 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)
14. 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)
15. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
16. 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
17. 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: Randy Klossner

Phone: 651-266-9032

1. 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
2. Provide access to all electrical devices for inspection.
3. No access to garage at time of inspection. Insure garage is wired to NEC standards.
4. Remove/rewire all exposed NM cable in side entryway to current 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. 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. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
9. 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
10. 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
 11. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
 12. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
 13. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Paul Zellmer

Phone: 651-266-9048

1. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
2. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
3. Basement -Laundry Tub -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
4. Basement -Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
5. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
6. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
7. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
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 -(MPC 501)Install the water piping for the water heater to code.
11. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
12. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
13. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
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 -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
17. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
18. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded,

broken, or leaking water piping.

19. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
20. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
21. First Floor -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
22. First Floor -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
23. First Floor -Laundry Tub -(MPC 701) Install the waste piping to code.
24. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
25. First Floor -Sink -(MPC 701) Install the waste piping to code.
26. First Floor -Sink -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
27. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
28. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
29. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
30. First Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
31. First Floor -Tub and Shower -(MPC 417.3) Install a vacuum breaker for the hand held shower.
32. First Floor -Tub and Shower -(MPC 409.2) Provide an approved waste stopper
33. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
34. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
35. Second Floor -Lavatory -(MPC 301.1) Repair/replace the ficture that is missing, broken or has parts missing.
36. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
37. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
38. Second Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
39. 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: Erik Witt

Phone: 651-266-9045

1. 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.
2. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
 3. Provide adequate combustion air and support duct to code.
 4. Provide support for gas lines to code.
 5. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
 6. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
 7. Repair and/or replace heating registers as necessary.
 8. Provide heat in every habitable room and bathrooms.
 9. Submit Documentation from a licensed contractor that the ac system is operable.
 10. Run condensate drain from A/C unit coil in basement to an approved location and secure as needed.
 11. Mechanical permits are required for the above work.

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. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
5. 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.)

Re: 1143 Woodbridge St
April 08, 2019
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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

Attachments