



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Code Compliance Report

March 15, 2017

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

Michael P Downs
10899 32nd St N
Lake Elmo MN 55042-9716

Re: 556 Minnehaha Ave E
File#: 16 091435 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on February 17, 2017.

Please be advised that this report is accurate and correct as of the date March 15, 2017. 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 March 15, 2017. 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. The property was inspected as a Duplex.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
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. 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 as to replacement, repairs, etc. All smoke damaged and charred members shall be cleaned, sealed and deodorized. SPLC 34.09
 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. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
 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. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
 17. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
 18. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
 19. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
 20. Remove all fire damaged siding and trim and replace with same type and style. Replace all fire damaged framing and sheathing , have inspected before covering.
 21. Remove all of wall and ceiling covering on 1st. floor (all but foyer at front of house) , call for framing inspections before covering.
 22. Basement door cannot swing over stairs.
 23. Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes). MNRC Ch 1309 Sect. 317
 24. Install rear steps and landing to code.
 25. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
 26. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)

27. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
28. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
29. 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)
30. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
31. 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: Dave Blank

Phone: 651-266-9035

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. Replace wiring and outlets damaged by fire, smoke and water.
3. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
4. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
5. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
6. 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
7. 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
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. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
11. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Karl Abrahamson

Phone: 651-266-9049

1. MPC 4715.0340 Subp 2. All damaged waste, vent, water, and gas systems to be repaired or replaced. Air test required on all gas piping.

MPC 4715.2850 (AIR TEST OF DEFECTIVE PLUMBING) All plumbing to hold final air test.

2. Gas Piping -(MFGC 406.4.1) Conduct a witnessed pressure test on gas piping

system.

3. Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
4. Water Heater -(MFGC 503) Install the water heater gas venting to code.
5. Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
6. Water Meter -(MPC 609.11) Support the water meter to code.
7. 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: Maureen Hanson

Phone: 651-266-9043

1. Clean and Orsat test 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 support for gas lines to code
4. Plug, cap and/or remove all disconnected gas lines
5. Conduct witnessed pressure test on gas piping system and check for leaks
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. Support supply and return piping from heating system according to code
9. Conduct witnessed pressure test on hot water heating system and check for leaks
10. Repair or replace radiator valves as needed
11. Mechanical Gas and Hydronic permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.

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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