



CITY OF SAINT PAUL

Code Compliance Report

October 15, 2019

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

Judy Carvalho / Brent Johnson
PO BOX 4603
ST PAUL MN 55104

Re: 578 Lafond Ave
File#: 17 215788 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on October 03, 2019.

Please be advised that this report is accurate and correct as of the date October 15, 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 October 15, 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. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
2. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
3. 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)
4. 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)
5. 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. SPLC 34.09
 6. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
 7. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 8. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
 9. 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
 10. Provide major clean-up of premises. SPLC 34.34 (4)
 11. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
 12. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
 13. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
 14. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
 15. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 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. Mud jack or replace front sidewalk , bottom riser to high.
 20. Replace rear 2nd. floor 4 trusses.
 21. Replace rear east side 2 - 2x12 rafters.
 22. Replace all fire damaged studs , plates , flooring and sheathing.
 23. 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
 24. Replace all damaged siding ,trim , windows and doors.
 25. Replace rear garage where fire started.
 26. Replace roof covering where damaged.
 27. insure fire door and wall rating to code for common wall for house and garage.
 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. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
32. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
33. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
34. 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. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. 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
3. 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
4. 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
5. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
6. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
7. Repair damaged electrical to current NEC.
8. Home damaged by fire, Rewire all to current NEC.
9. 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 -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
2. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
3. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
4. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
5. First Floor -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
6. Second Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
7. Second Floor -Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.

8. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
9. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
10. Second Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
11. Second Floor -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
12. 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 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.
5. Repair and/or replace heating registers as necessary.
6. 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. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

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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