



CITY OF SAINT PAUL

Code Compliance Report

February 14, 2019

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

Fannie M Webb
779 Carroll Ave
St Paul MN 55104-5508

Re: 779 Carroll Ave
File#: 19 002950 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on January 14, 2019.

Please be advised that this report is accurate and correct as of the date February 14, 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 February 14, 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) RM1 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. House center beam and post has dropped and stair area , structural engineers report required for correction measures.
3. House full of trash and belongings at time of inspection.
4. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)

5. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
6. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
7. 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)
8. 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)
9. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
10. 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
11. Provide major clean-up of premises. SPLC 34.34 (4)
12. 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: Steve Reimers

Phone: 651-266-9037

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. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
3. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Homeowners personal items all over on site, poor inspection.
4. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
5. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
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. 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
9. 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

10. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
11. 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
12. 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. Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
2. Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
3. Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
4. 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 -Gas Piping -(MMC 103) Remove all disconnected gas lines and unapproved valves.
6. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
7. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
8. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
9. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
10. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
11. Basement -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
12. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
13. Basement -Water Heater -(MMC 701) Provide adequate combustion air for the gas burning appliance.
14. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
15. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
16. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
17. Basement -Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
18. Basement -Water Piping -(MPC 313) Add the appropriate water pipe hangers.
19. Second Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.

20. 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: Erin Powell

Phone: 651-266-9042

1. Install approved automatic gas valve for furnace/boiler.
2. 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.
3. Install approved metal chimney liner.
4. Replace furnace/boiler flue venting to code.
5. Connect furnace/boiler and water heater venting into chimney liner.
6. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
7. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
8. Provide adequate combustion air and support duct to code.
9. Provide support for gas lines to code.
10. Plug, cap and/or remove all disconnected gas lines.
11. Provide heat in every habitable room and bathrooms.
12. Support supply and return piping from heating system according to code.
13. Conduct witnessed pressure test on hot water heating system and check for leaks.
14. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
15. Repair or replace radiator valves as needed.
16. Submit Documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings.
17. 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.
18. Remove abandoned fuel oil tank from basement. Contact Fire Inspection for permit at 651-266-8944.
19. Abate or remove friable asbestos. Provide documentation that the work was completed by a state licensed asbestos abatement contractor.
20. Mechanical permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Provide plans and specifications for any portion of the building that is to be rebuilt.
3. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
4. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
5. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
6. 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