



CITY OF SAINT PAUL

Code Compliance Report

May 06, 2019

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

William J Stuff
489 Sherburne Ave
St Paul MN 55103-1944

Re: 489 Sherburne Ave
File#: 18 041075 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on May 01, 2019.

Please be advised that this report is accurate and correct as of the date May 06, 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 May 06, 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. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
3. 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)
4. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)

5. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
6. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
7. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
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. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)
13. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
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. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
17. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
18. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
19. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
20. Provide general rehabilitation of garage. SPLC 34.32 (3)
21. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
22. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
23. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
24. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
25. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
26. Replace front steps.
27. Replace decayed fascia , soffit and trim.
28. Replace , remove or rebuild chimney.
29. Remove trees from against foundation and trim back branches.
30. Replace west garage siding at grade with decay resistant materials , slope grade away from buildings.
31. Replace roof coverings and decayed framing and roof boards from all structure's.

32. Repair brick work over front porch roof at decayed wall framing and sheathing.
33. Remove wall , floor and ceiling covering in whole house.
34. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
35. Clean out house and both garage's (full of belonging's and trash)
36. Remove all wall and ceiling covering in basement. Also remove fuel oil tank (permit required from Fire Inspections) 651-266-8992.
37. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
38. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
39. 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
40. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
41. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
42. 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: Dan Moynihan

Phone: 651-266-9036

1. 1st Floor -Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
2. Basement -Replace electrical service panel due to excessive corrosion. Article 110.12 (B), NEC. Wire and ground to current NEC standards.
3. Basement -Replace conduit, fittings, wiring and devices due to excessive corrosion. Article 110.12 (B), NEC
4. Kitchen -Remove and/or rewire all illegal, improper or hazardous wiring above suspended ceiling, and in areas of structural damage, to current NEC.
5. Throughout -No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
6. 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
7. 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
8. 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. Gas Piping -(MMC 103) Replace corroded gas piping/fittings.
2. Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are

- broken or have parts missing.
3. Piping Vents -(MPC 905.4 & 906.1) Install the required vent piping.
 4. Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
 5. Basement -Gas Piping -(MFGC 407) Add the appropriate metal hangers.
 6. Basement -Gas Piping -(MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
 7. Basement -Gas Piping -(MMC 103) Replace corroded gas piping/fittings.
 8. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
 9. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
 10. Basement -Laundry Tub -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
 11. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
 12. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
 13. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
 14. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
 15. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
 16. Basement -Water Heater -(MMC 701) Provide adequate combustion air for the gas burning appliance.
 17. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
 18. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
 19. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
 20. Basement -Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
 21. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
 22. Basement -Water Piping -(MPC 313) Add the appropriate water pipe hangers.
 23. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
 24. First Floor -Sink -(MPC 701) Install the waste piping to code.
 25. First Floor -Sink -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
 26. Second Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
 27. Second Floor -Tub and Shower -(MPC 409.2) Provide an approved waste stopper

28. 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 level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve
2. Install approved automatic gas valve for furnace/boiler
3. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
4. 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
5. Install approved metal chimney liner
6. Replace furnace/boiler flue venting to code
7. Connect furnace/boiler and water heater venting into chimney liner
8. Vent clothes dryer to code
9. Provide adequate combustion air and support duct to code
10. Provide support for gas lines to code
11. Install furnace air filter access cover
12. Clean all supply and return ducts for warm air heating system
13. Repair and/or replace heating registers as necessary
14. Provide heat in every habitable room and bathrooms
15. Unable to gain entry to garage during inspection, however chimney vent is visible through the roof. If there is any nonconforming heating equipment in the garage, remove it and all connecting piping and venting and permanently seal and plug all openings or install equipment to code
16. 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.

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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.)

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