



Code Compliance Report

May 13, 2015

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

William Bernier
4934 Quail Ave N
Crystal MN 55429-3647

Re: 985 Woodbridge St
File#: 14 093126 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on April 15, 2015.

Please be advised that this report is accurate and correct as of the date May 13, 2015. 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 13, 2015. 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:

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. 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. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
 13. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
 14. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
 15. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
 16. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
 17. Provide general rehabilitation of garage. SPLC 34.32 (3)
 18. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
 19. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
 20. Repair front porch walls at grade (need decay resistant materials within 6 inches of grade)
 21. Replace decayed rear exterior steps.
 22. Install handrails and guardrails to code.
 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 or sister fire damaged floor joist.
 25. Remove all wall, ceiling and floor covering from basement including wood framed floor at east end of basement.
 26. Install flashing on top of foundation of garage at bottom of siding.
 27. Call for framing and insulations before covering.
 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. Properly wire dishwasher/disposal to current NEC.
2. Repair/replace damaged electrical due to fire to current NEC.
3. Insure garage wired to current NEC and all devices accessible for inspection.
4. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
5. Close openings in junction boxes with knockout seals, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC
6. Properly strap and support cables and/or conduits. Chapter 3, NEC
7. 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
8. 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
9. 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
10. Properly support/wire exterior luminaires (light fixtures) and other devices. Articles 110.3 (B), 314.20, NEC
11. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
12. All added receptacles must be grounded, tamper- resistant and be on an Arc-Fault Circuit Interrupter- protected circuit.
13. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
14. 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. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

Heating Inspector: Christi Dick

Phone: 651- 266- 9045

1. Install heating system to code with all required permits and inspections. Remove all remaining abandoned heating equipment and related piping.

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

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: 985 Woodbridge St
May 13, 2015
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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