



Code Compliance Report

December 28, 2017

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

NATIONSTAR MORTGAGE
7887 SAFEGUARD CIRCL
VALLEY VIEW OH 44125

Re: 1286 Sherburne Ave
File#: 14 327001 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on August 15, 2017.

Please be advised that this report is accurate and correct as of the date December 28, 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 December 28, 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) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. 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
2. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
3. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
4. Provide proper drainage around house to direct water away from foundation of

- garage. SPLC 34.08 (2)
5. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
 6. Provide general rehabilitation of garage. SPLC 34.32 (3)
 7. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
 8. Replace garage siding and overhead door.
 9. New roof covering installed without permit , need roof permit and final inspection. Owner to supply ladder for final.
 10. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
 11. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
 12. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
 13. 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)
 14. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 15. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
 16. 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
 17. Provide major clean- up of premises. SPLC 34.34 (4)
 18. 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: Joe Sobanski

Phone: 651- 266- 9034

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 / Repair electrical service panel. Per NEC
3. Verify that the wiring in the garage is installed per the NEC. (no access at time of inspection)
4. 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
5. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
6. 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
7. Basement - Repair damaged electrical due to vandalism to current NEC.
8. Basement - Properly strap and support cables and/or conduits. Chapter 3, NEC

9. Throughout - Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
10. 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
11. 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
12. Throughout - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
13. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Jim Kaufer

Phone: 651- 266- 9054

1. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
2. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
3. Basement - Laundry Tub - (MPC 701) Install the waste piping to code.
4. Basement - Laundry Tub - (MPC .0100 P & Q & 419.2) Install the water piping to code.
5. Basement - Soil and Waste Piping - (MPC 709.1) Install a front sewer clean out.
6. Basement - Soil and Waste Piping - (MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
7. Basement - Tub and Shower - (MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
8. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
9. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
10. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
11. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
12. Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
13. Basement - Water Meter - (MPC 606.2) The service valves must be functional and installed to code.
14. Basement - Water Piping - (MPC 604) Replace all improper water piping and piping with improper usage.
15. Basement - Water Piping - (MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
16. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
17. Exterior - Lawn Hydrants - (MPC 301.1) Repair or replace the lawn hydrants that

are broken or have parts missing.

18. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
19. First Floor - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
20. First Floor - Sink - (MPC 701) Install the waste piping to code.
21. First Floor - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
22. First Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
23. First Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
24. 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. 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. Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
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. Vent clothes dryer to code
7. Plug, cap and/or remove all disconnected gas lines
8. Install furnace air filter access cover
9. Clean all supply and return ducts for warm air heating system
10. Repair and/or replace heating registers as necessary
11. Provide heat in every habitable room and bathrooms
12. Submit documentation verifying that A/C system is operable, if not, repair, replace or remove and seal all openings.

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. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
4. 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