



CITY OF SAINT PAUL

Code Compliance Report

July 06, 2018

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

Omobolaji N Shadrack
604 Robert St S
Saint Paul MN 55107-2934

Re: 2203 Glenridge Ave
File#: 15 165694 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on June 15, 2018.

Please be advised that this report is accurate and correct as of the date July 06, 2018. 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 July 06, 2018. 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) RT1 zoning district.
2. The property was inspected as a Duplex.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. 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
3. Provide major clean-up of premises. SPLC 34.34 (4)
4. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)

5. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
6. Use proper fire caulking to seal plumbing penetrations between units.
7. Repair or replace cabinets and tops as needed.
8. Replace floor covering as needed.
9. Replace all decayed siding , trim ,window sills and windows.
10. Replace rear sidewalks , to slope away from house.
11. Replace decayed window sashes.
12. Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes). MNRC Ch 1309 Sect. 317
13. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
14. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
15. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
16. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
17. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
18. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
19. 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)
20. 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: Gary Koehnen

Phone: 651-266-9039

1. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
2. Properly strap and support cables and/or conduits. Chapter 3, 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. 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

6. Secure OH service conductors, secure service mast, remove breaker locks
7. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Steve Fernlund

Phone: 651-266-9052

1. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer. (2203 and 2205)
2. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code. (2203 and 2205)
3. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service. (2203 and 2205)
4. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
5. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range. Range gas run through plenum and add support. (2203)
6. First Floor -Sink -(MPC 701) Install the waste piping to code. (2205)
7. 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: Aaron Havlicek

Phone: 651-266-9043

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. Move return air intake a minimum of ten (10) feet from furnace flue draft diverter or relocate it to another room
3. Vent clothes dryer to code
4. Provide adequate combustion air and support duct to code
5. Provide support for gas lines to code
6. Plug, cap and/or remove all disconnected gas lines
7. Install furnace air filter access cover
8. Clean all supply and return ducts for warm air heating system
9. Repair and/or replace heating registers as necessary
10. Provide heat in every habitable room and bathrooms
11. Mechanical permits are required for the above work.
12. Provide a means of returning air from every room.

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.)

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