



Code Compliance Report

July 14, 2016

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

Rodney Theng
2534 Montana Ave E
Maplewood MN 55119-3151

Re: 2022 Stillwater Ave
File#: 08 182842 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on June 14, 2016.

Please be advised that this report is accurate and correct as of the date July 14, 2016. 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 14, 2016. 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. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
3. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
4. 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)
5. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
 6. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 7. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
 8. 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
 9. Provide major clean-up of premises. SPLC 34.34 (4)
 10. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
 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. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
 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. Replace decayed steps and steps with uneven risers on west side of house , also repair landing.
 21. Install guardrail on basement stairs to code.
 22. Replace ceiling and wall covering in rear bedroom closet (organic growth)
 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 uneven sidewalk at west side steps.
 25. Replace decayed bottom plates on garage.
 26. Replace overhead garage door and install gutters and downspouts on garage.
 27. Replace garage service door.
 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. 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)
 32. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)

33. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
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: Peggy Schlichte

Phone: 651- 266- 9039

1. Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
2. 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
3. Ensure/properly wire furnace to current NEC.
4. service panel. Wire and ground to current NEC.
5. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
6. 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
7. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
8. Install "S" type fuse adapters and proper size "S" type fuses due to overfusing. Article 240.51 (B), NEC
9. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
10. Basement - Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
11. Basement - Replace electrical service panel due to excessive corrosion. Article 110.12 (B), NEC
12. Basement - Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
13. Basement - Properly strap and support cables and/or conduits. Chapter 3, NEC
14. Bathroom - NEC 210.8(A)(1) Provide GFCI protection on bathroom receptacle
15. Closets - NEC 410.16 Provide approved fixtures and location to shelves to current NEC.
16. Exterior - NEC 230 Provide proper clearances for overhead service conductors to current NEC across yard, drip loop and on house.
17. Exterior - Meter Box - Provide proper clearances in front of and provide access inside meter box.
18. Throughout - Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
19. 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

20. 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
21. Throughout - NEC 250.134 Ensure/Provide grounding to current NEC for junction boxes and equipment.
22. Throughout - NEC 406.5(D) Provide for all receptacles to be flush to the finished plate.
23. Throughout - 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
24. Throughout/Garage - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
25. 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.
2. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
3. Basement - Laundry Tub - (MPC .0100 & 901) Install a proper fixture vent to code.
4. Basement - Laundry Tub - (MPC 701) Install the waste piping to code.
5. Basement - Soil and Waste Piping - (MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
6. Basement - Soil and Waste Piping - (MPC 313) Install proper pipe supports.
7. Basement - Soil and Waste Piping - (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
8. Basement - Soil and Waste Piping - (MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
9. Basement - Water Heater - (MPC 507.5) Correct the pressure and temperature relief valve discharge.
10. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
11. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
12. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
13. Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.
14. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
15. Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be accessible.
16. Basement - Water Meter - (MPC 606.2) The service valves must be functional

and installed to code.

17. Basement - Water Piping - (MPC 610) Replace all the improperly sized water piping.
18. Basement - Water Piping - (MPC 604) Replace all the improper fittings and fittings that have improper usage.
19. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
20. Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
21. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
22. First Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
23. First Floor - Lavatory - (MPC 701) Install the waste piping to code.
24. First Floor - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
25. First Floor - Sink - (MPC 701) Install the waste piping to code.
26. First Floor - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
27. First Floor - Toilet Facilities - (MPC 701) Install the waste piping to code.
28. First Floor - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
29. First Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
30. First Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
31. 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: Maureen Hanson

Phone: 651- 266- 9043

1. Clean and Orsat test furnace 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. Replace furnace flue venting to code
3. Connect furnace and water heater venting into chimney liner
4. Provide adequate clearance from flue vent pipe on furnace to combustible materials or provide approved shielding according to code
5. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
6. Provide adequate combustion air and support duct to code
7. Provide support for gas lines to code

8. Plug, cap and/or remove all disconnected gas lines and unapproved valves.
9. Install furnace air filter access cover
10. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
11. Repair and/or replace heating registers as necessary
12. Provide heat in every habitable room and bathrooms
13. 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.
14. 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.
15. Conduct witnessed pressure test on gas piping system and check for leaks, provide required sediment trap (dirt leg) to furnace gas piping.
16. Mechanical Gas and Ventilation permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

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: 2022 Stillwater Ave
July 14, 2016
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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