



CITY OF SAINT PAUL

Code Compliance Report

November 05, 2018

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

David M Rocha
1978 Kingston Ave E
St Paul MN 55109-4702

Re: 1023 Jessie St
File#: 04 208057 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on September 27, 2018.

Please be advised that this report is accurate and correct as of the date November 05, 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 November 05, 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) R4 zoning district.
2. The property was inspected as a Duplex.

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. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
3. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
4. Install floor covering in bathroom and kitchen that is impervious to water. SPLC

- 34.10 (4)
5. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
 6. 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)
 7. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
 8. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 9. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
 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 proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
 12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
 13. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
 14. Repair basement stairs and install handrail.
 15. Install foundation wall at east and north east sides of basement at crawl space.
 16. Install vapor barrier in crawl space.
 17. Replace or sister decayed floor joist at north side of basement.
 18. Replace south leaking roof covering.
 19. Install front handrail.
 20. Call for framing inspection when elec. , Plumbing , And Heating rough-ins done.
 21. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
 22. 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
 23. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
 24. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
 25. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
 26. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
 27. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
 28. 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. Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
2. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, 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 box extensions on devices mounted in wood paneling. Article 314.20, 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. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
8. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
9. 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
10. Properly bond neutral bar to service panelboard enclosure. Article 250, NEC
11. Properly wire multi-wire circuits in panelboard to ensure ungrounded conductors on opposite phases. Article 100, NEC
12. Properly wire electric range receptacle/branch circuit/overcurrent device to current NEC.
13. Replace electrical service panels, mast and meter including. Provide a house panel for common areas.
14. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
15. Properly wire furnace to current NEC.
16. Properly wire microwave/hood fan above range to current NEC.
17. Properly wire dishwasher/disposal to current NEC.
18. Ensure/rewire all electrical associated with NM cables dated after _____ to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
19. Separate neutral conductors and grounding conductors in sub- panel. Article 250, NEC
20. 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
21. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC

22. Properly strap and support cables and/or conduits. Chapter 3, NEC
23. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Paul Zellmer

Phone: 651- 266- 9048

1. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
2. Basement - Soil and Waste Piping - (MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
3. Basement - Soil and Waste Piping - (MPC 313) Install proper pipe supports.
4. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
5. Basement - Water Heater - (MPC .0100 Q)The water heater must be fired and in service.
6. Exterior - Lawn Hydrants - (MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
7. First Floor - Plumbing - General - (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
8. First Floor - Sink - (MPC 701) Install the waste piping to code.
9. First Floor - Tub and Shower - (MPC .0100 E & 901)Install a proper fixture vent to code.
10. First Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
11. Second Floor - Plumbing - General - (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
12. Second Floor - Plumbing - General - (MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
13. Second Floor - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
14. Second Floor - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
15. Second Floor - Tub and Shower - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
16. 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. Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.

2. 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.
3. Move return air intake a minimum of ten (10) feet from furnace flue draft diverter or relocate it to another room.
4. Replace furnace/boiler flue venting to code.
5. Connect furnace/boiler and water heater venting into chimney liner.
6. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
7. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
8. Provide adequate combustion air and support duct to code.
9. Provide support for gas lines to code.
10. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
11. 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.
12. 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
13. Repair and/or replace heating registers as necessary.
14. Provide heat in every habitable room and bathrooms.
15. 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.
16. Separate heating system is required for each dwelling unit. Furnace in basement can not be used for heating both 1st and 2nd floor units of duplex.
17. Mechanical 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.
3. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.

Re: 1023 Jessie St
November 05, 2018
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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