



CITY OF SAINT PAUL

Code Compliance Report

November 17, 2020

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

Lois R Diesing, Tr
37 Sheridan St
Jamaica Plain MA 02130-4695

Re: 1976 Fairmount Ave
File#: 14 344054 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on October 07, 2020.

Please be advised that this report is accurate and correct as of the date November 17, 2020. 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 17, 2020. 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) R3 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

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. 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)
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. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
11. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
14. Remove garage.
15. Repair and relevel front entry and stairs.
16. Add stairs and landing to rear door and remove barricade from interior.
17. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
18. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
19. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
20. 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
21. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
22. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
23. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
24. 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: Dan Moynihan

Phone: 651- 266- 9036

1. 2nd Floor - Bedroom - Remove all cord wiring.
2. 2nd Floor - Hallway - Install hard-wired, battery backup smoke detector as specified in Bulletin 80- L and other smoke detectors as required by the IRC. Also, install carbon monoxide detector(s) within 10 feet of all bedrooms.
3. Basement - Ground the electrical service to the water service with a copper conductor within 5' of the entrance point of the water service.
4. Basement - Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers.
5. Basement - Service/Sub Panel - Install missing deadfront cover on existing 60

amp electrical service panel.

6. Basement/2nd floor - Properly strap cables and conduits in basement..
7. Exterior/Outside - Back - Trim tree around service wiring from Xcel Energy.
8. Garage/Basement - Illegally wired garage from the house to the garage and inside. Remove, or rewire to current NEC.
9. Throughout - Repair or replace all broken, missing or loose light fixtures, switches and outlets, covers and plates.
10. Throughout - Check all outlets for proper polarity and verify ground on 3- prong outlets.
11. Throughout - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
12. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Tom Schweitzer

Phone: 651- 266- 9055

1. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
2. Basement - Laundry Tub - (MPC .0100 B) Provide the proper potable water protection for the faucet spout.
3. Basement - Soil and Waste Piping - (MPC 709.1) Install a front sewer clean out.
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. Basement - Water Meter - (MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
7. Basement - Water Meter - (MPC 609.11) Support the water meter to code.
8. Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
9. Basement - Water Piping - (MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
10. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
11. Kitchen - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
12. 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: Erin Powell

Phone: 651- 266- 9042

1. Install approved lever handle manual building shutoff gas valve in an accessible

- location ahead of the first branch tee.
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. Connect furnace/boiler and water heater venting into chimney liner.
 4. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
 5. Provide adequate combustion air and support duct to code.
 6. Provide support for gas lines to code.
 7. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
 8. Provide heat in every habitable room and bathroom.
 9. Support supply and return piping from heating system according to code.
 10. Conduct witnessed pressure test on hot water heating system and check for leaks.
 11. Repair or replace radiator valves as needed.
 12. Submit Documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings.
 13. Mechanical permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. This property is designated by the Vacant Buildings Department as a Category #3 which requires a \$5,000.00 Performance Bond or Deposit at the time the permit is issued.

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: 1976 Fairmount Ave
November 17, 2020
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If you have any questions regarding this inspection report, please contact Nathan Bruhn between 7:30 - 9:00 AM at 651- 266- 9033 or leave a voice mail message.

Sincerely,

Nathan Bruhn
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651- 266- 9033
Email: nathan.bruhn@ci.stpaul.mn.us

Attachments