



Code Compliance Report

October 20, 2017

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

Kathleen M Nilles
1033 Como Place
St Paul MN 55103-1318

Re: 1004 Thomas Ave
File#: 13 199199 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on October 03, 2017.

Please be advised that this report is accurate and correct as of the date October 20, 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 October 20, 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) RM2 zoning district.
2. The property was inspected as a Duplex.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. 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
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 water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
5. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
6. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
7. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
8. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
9. Provide general rehabilitation of garage. SPLC 34.32 (3)
10. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
11. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
12. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
13. Install safety glass in upper stair landing window.
14. Install 20 minute fire rated doors from common area into units.
15. Replace weather barrier at rear house with required inspections and install siding to code.
16. Replace roof covering on garage and all decayed roof framing and roof boards.
17. Replace overhead garage door.
18. 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
19. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
20. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
21. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
22. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
23. 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)
24. Where wall and ceiling covering is removed install full thickness or code- specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
25. 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: Dave Blank

Phone: 651- 266- 9035

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. 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
3. Ensure proper overhead service conductor clearance.
 4. Ensure installation of one wire per terminal in both service panels.
 5. Repair / replace damaged cable in basement joist space.
 6. Properly install the water service grounding electrode system.
 7. No access to garage.
 8. Rough-in of 1st floor kitchen and 2nd floor bathroom performed under permit #2013198088
 9. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
 10. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
 11. 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
 12. Properly strap and support cables and/or conduits. Chapter 3, NEC
 13. 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
 14. 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
 15. 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
 16. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
 17. 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 - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
2. Basement - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
3. Basement - Lavatory - (MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
4. Basement - Toilet Facilities - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
5. Basement - Toilet Facilities - (MPC .0100 P & Q & 419.2) Install the water piping to code.
6. Basement - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.

7. Basement - Tub and Shower - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
8. Basement - Tub and Shower - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
9. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
10. Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.
11. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
12. Basement - Water Piping - (MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
13. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
14. First Floor - Plumbing - General - (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
15. First Floor - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
16. First Floor - Sink - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
17. Second Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
18. Second Floor - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
19. Second Floor - Lavatory - (MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
20. Second Floor - Toilet Facilities - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
21. Second Floor - Toilet Facilities - (MPC .0100 P & Q & 419.2) Install the water piping to code.
22. Second Floor - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
23. Second Floor - Tub and Shower - (MPC .0100 P & Q & 419.2) Install the water piping to code.
24. Second Floor - Tub and Shower - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
25. Second Floor - Tub and Shower - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.

26. 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: Christi Dick

Phone: 651- 266- 9045

1. Install approved level handle manual gas shutoff valve on furnace & boiler and remove unapproved valve
2. Install approved automatic gas valve for furnace & boiler
3. 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
4. Provide thirty (30) inches of clearance in front of furnace & boiler for service
5. Install approved metal chimney liner and verify it is sound.
6. Replace furnace and boiler flue venting to code
7. Connect furnace, boiler and water heater venting into chimney liner
8. Vent clothes dryer to code
9. Provide adequate combustion air and support duct to code
10. Provide support for gas lines to code
11. Plug, cap and/or remove all disconnected gas lines
12. Install furnace air filter access cover
13. Clean all supply and return ducts for warm air heating system
14. Repair and/or replace heating registers as necessary
15. Provide heat in every habitable room and bathrooms
16. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
17. Support supply and return piping from heating system according to code
18. Conduct witnessed pressure test on hot water heating system and check for leaks
19. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor
20. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
21. Repair or replace radiator valves as needed
23. Run condensate drain from A/C unit coil in basement to an approved location and secure as needed
24. 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

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.
5. 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