



Code Compliance Report

July 17, 2017

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

Lisa Allred
Po Box 40058
Saint Paul MN 55104-8058

Re: 1313 Seminary Ave
File#: 08 088617 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on May 26, 2017.

Please be advised that this report is accurate and correct as of the date July 17, 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 July 17, 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) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
2. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
3. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
4. Install drip cap on garage OH door.

5. Replace deck steps , bottom riser to high or rebuild to code.
6. Insure basement windows in working order. (boarded)
7. Replace or level un- even front sidewalk.
8. Clean up trash behind garage.
9. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
10. 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)
11. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (exempt. 4)
12. 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
13. Provide major clean- up of premises. SPLC 34.34 (4)
14. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
15. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
16. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
17. 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. Ensure/rewire all electrical associated with NM cables dated after 1999 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
2. No access to garage.
3. Provide access to junction boxes above basement bathroom ceiling.
4. Repair garage feed conduit on exterior of house.
5. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
6. 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 (painted receptacles - (1) dining room, (3) living room, (1) 2nd floor East bedroom, (1) 2nd floor North bedroom)>
7. 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
8. 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

9. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
10. Properly wire multi-wire circuits in panelboard to ensure ungrounded conductors on opposite phases. Article 100, NEC
11. Ensure proper service panel clearance.
12. Properly terminate grounding electrode and service grounded conductors.
13. 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 - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
2. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3. Basement - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
4. Basement - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
5. Basement - Toilet Facilities - (MPC 701) Install the waste piping to code.
6. Basement - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
7. Basement - Toilet Facilities - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
8. Basement - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
9. Basement - Tub and Shower - (MPC 701) Install the waste piping to code.
10. Basement - Tub and Shower - (MPC .0100 P & Q & 419.2) Install the water piping to code.
11. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
12. Basement - Water Meter - (MPC 609.11) Support the water meter to code.
13. Basement - Water Meter - (SPRWS Sec. 94.04 & 94.16(g)) The water meter must be removed from the pit.
14. 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. 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. Vent clothes dryer to code
3. Provide support for gas lines to code
4. Plug, cap and/or remove all disconnected gas lines and unapproved plug valves.
5. Clean all supply and return ducts for warm air heating system
6. Repair and/or replace heating registers as necessary
7. Provide heat in every habitable room and bathrooms
8. Run condensate drain from A/C unit coil in basement to an approved location and secure as needed
9. Provide a means of return air from every habitable room to the furnace. return air can not be taken from closets, bathrooms, kitchen or mechanical rooms.
10. Verify the A/C system is operable, if not repair , replace or remove and seal all openings.
11. Mechanical permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
3. 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.)

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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