



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
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Code Compliance Report

August 20, 2009

WILLIAMS & WILLIAMS
7666 61ST ST STE 135
TULSA OK 74133

Re: 1128 Mackubin St
File#: 09 066261 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on August 14, 2009.

Please be advised that this report is accurate and correct as of the date August 20, 2009. 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 August 20, 2009. 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:

BUILDING **Inspector: Ken Eggers** **Phone: 651-266-9047**

- Insure basement cellar floor is even, cleanable and all holes are filled
- Tuck Point interior/exterior of foundation as necessary
- Dry out basement and eliminate source of moisture
- Remove mold, mildew and moldy or water damaged materials
- Permanently secure top and bottom of support posts in an approved manner
- Install 20 minute fire rated doors, with self closing device, between common areas and individual units.
- Maintain one hour fire separation between dwelling units and between units and common areas
- Relocate 2nd floor electrical panel to 2nd floor unit or to common area; or protect panel and access corridor leading from common area to panel with 1 hour fire rated enclosure.
- Install handrails and guardrails at all stairways, including basement stairways, and return handrail ends to the wall or newel post per attachment.
- Strap or support top of stair stringers
- Install tempered or safety glass in window over stair landing to code
- Repair or replace damaged doors and frames as necessary, including storm doors
- Weather seal exterior doors

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BUILDING **Inspector: Ken Eggers** **Phone: 651-266-9047**

- Repair walls, ceiling and floors throughout, as necessary
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St Paul Legislative Code, Chap. 34 for additional information).
- Provide fire block construction as necessary
- Where wall and ceiling covering is removed install full thickness or code-specified insulation
- Install attic insulation according to applicable code
- Air-seal and insulate attic access door in an approved manner
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.
- Provide general clean-up of premise
- Verify proper venting of bath exhaust fan to exterior
- Repair siding, soffit, fascia, trim, etc. as necessary
- Install rain leaders to direct drainage away from foundation.
- Close in open stair risers to maintain an opening no greater than 4 inches
- A building permit is required to correct the above deficiencies
- Structure has severe water damage on main level floor and ceilings. Call for inspection upon removal of all debris before covering.
- Remove all insulation and plastic from basement ceiling.

ELECTRICAL **Inspector: Dan Moynihan** **Phone: 651-266-9036**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Verify that fuse/circuit breaker amperage matches wire size
- Install globe-type enclosed light fixture on all closet lights
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement/garage
- Check building write-up for fire resistance requirements if both panels are in the common area in a basement or move 2nd unit electrical panel board to the second unit
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

ELECTRICAL **Inspector: Dan Moynihan** **Phone: 651-266-9036**

- Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).

PLUMBING **Inspector: Rick Jacobs** **Phone: 651-266-9054**

- Basement - Water Heater - No gas shut off or gas piping incorrect
- Basement - Water Heater - Water piping incorrect
- Basement - Water Heater - not fired or in service
- Basement - Water Meter - corroded piping; incorrect piping
- Basement - Water Meter - meter is removed or not in service
- Basement - Water Meter - service valves not functional or correct
- Basement - Water Piping - provide water piping to all fixtures and appliances. Water pipe missing - replace to code.
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping
- Basement - Water Piping - run 1 inch water line from meter to first major take off
- Basement - Gas Piping - dryer gas shutoff; connector or piping incorrect. Some gas pipe missing - replace to code.
- Basement - Gas Piping - replace improper piping or fittings
- Basement - Soil and Waste Piping - add appropriate hangers
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage. Improper cleanout cover on main building cleanout fix the stack mission couplings.
- Basement - Laundry Tub - waste incorrect
- Basement - Stand pipe - incorrectly vented
- Basement - Stand pipe - waste incorrect
- Basement - Floor Drain - provide strainer cover.
- First Floor - Kitchen - Sink - waste incorrect
- First Floor - Toilet Facilities - fix seat
- First Floor - Tub and Shower - provide stopper
- Second Floor - Lavatory - water piping incorrect
- Second Floor - Tub and Shower - faucet is missing, broken or parts missing
- Second Floor - Tub and Shower - replace waste and overflow. Patch holes in walls and caulk properly provide heat to water pipes to prevent freezing.
- Second Floor - Tub and Shower - water piping incorrect
- Exterior - Lawn Hydrants - Need water pipe to it.
- Exterior - Piping Vents - All plumbing vent through roof must be a minimum of 12 inches above roof with proper flashing.
- Comments - Need bath fan or proper size window that opens also, provide heat to all areas with plumbing pipe to prevent freezing.

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HEATING

Inspector: Paul Lauer

Phone: 651-266-9041

- Install approved lever handle manual building shutoff gas valve for lower unit in an accessible location ahead of the first branch tee.
- Clean and Orsat test both furnace burners. Check all controls for proper operation. Check furnace heat exchangers for leaks; provide documentation from a licensed contractor that the heating units are safe.
- Extend chimney liner above masonry chimney.
- Vent lower unit clothes dryer to code.
- Clean all supply and return ducts for warm air heating system in lower unit.
- Repair and/or replace heating registers as necessary in lower unit.
- Provide heat in every habitable room and bathrooms.
- A gas mechanical permit is required for the above work.

ZONING

1. This property was inspected as a Duplex.

Notes:

- See attachment for permit requirements and appeals procedure.
- 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 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 Ken Eggers between 7:30 - 9:00 AM at 651-266-8989 or leave a voice mail message.

Sincerely,

James L. Seeger
Code Compliance Officer
JLS:ml
Attachments