



Code Compliance Report

September 26, 2016

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

5761 33RD AVE S
MINNEAPOLIS MN 55417

Re: 318 Edmund Ave
File#: 12 112621 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 28, 2016.

Please be advised that this report is accurate and correct as of the date September 26, 2016. 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 September 26, 2016. 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) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)
2. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
3. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
4. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)

5. 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)
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 major clean- up of premises. SPLC 34.34 (4)
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
14. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
15. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
16. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
17. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
18. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
19. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
20. Provide general rehabilitation of garage. SPLC 34.32 (3)
21. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
22. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
24. Install kick out flashing on roof where siding meets.
25. Replace or repair garage door and install drip cap on garage service door.
26. Repair upper south side siding and install missing siding.
27. Clean up brush at south side of garage.
28. Replace deck stairs and install guardrails and handrail to code.
29. Insure at least one door is at least a 2 foot 8 inch width of clear opening between door stops is required to enter from the outside of the house. (may require offset hinges or open 180 degrees)
30. Install decay resistant bottom on stair stringers.
31. 2nd. floor stair is not to code risers are to high and run is to short.
32. 2nd. floor ceiling height is only high enough for a bedroom for 1 person.

33. Replace or add 2x6 to low sloped ceiling rafters on 2nd. floor. (over spanned)
34. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
35. 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
36. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
37. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
38. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
39. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h)
40. 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: Randy Klossner

Phone: 651- 266- 9032

1. 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
2. Wire garage and garage feeder to current NEC.
3. All existing wiring has been removed. Rewire entire house to current NEC.
4. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
5. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
6. 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
7. Properly strap and support cables and/or conduits. Chapter 3, 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. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
10. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
11. Install exterior light at front entry door per NEC.
12. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Karl Abrahamson

Phone: 651- 266- 9049

1. Gas Piping - (MFGC 411) Replace improper piping or fittings.

2. Gas Piping - (MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
3. Plumbing - General - (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
4. Water Heater - (MMC 701) Provide adequate combustion air for the gas burning appliance.
5. 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. Replace furnace/boiler flue venting to code
6. Connect furnace/boiler and water heater venting into chimney liner
7. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code
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. Provide heat in every habitable room and bathrooms
13. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
14. Support supply and return piping from heating system according to code
15. Conduct witnessed pressure test on hot water heating system and check for leaks
16. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor
17. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
18. Repair or replace radiator valves as needed
19. Mechanical Hot water and Gas permits are required for the above work.

20. Install isolation valves on boiler supply and return.

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.
4. 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