

Work plan and timeline for work

1971 Nortonia Ave
11/10/2023

All work will commence within a two weeks and estimated completion date will be within 45 days.

BUILDING

1. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
2. Weather seal exterior doors, threshold and weather-stripping. 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 (exept. 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. 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
13. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
14. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
***Take note of the hole in the foundation near the front window. Check all other locations as well.
15. Replace or repair landing and stairway per code. SPLC 34.09 (2)
16. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
17. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
18. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
19. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
20. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
21. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)

22. Repair chimney in an approved manner. SPLC 34.09 (1)
23. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
24. Provide general rehabilitation of garage. SPLC 34.32 (3)
25. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
26. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
27. ***Many expired, uninspected permits from 2021 for ALL trades including building permit. Zero building inspections were done except to verify underlayment of the shingles which was approved. 2 expired Electrical permits, 1 expired plumbing permit, 2 expired mechanical permits, 1 expired warm air permit, and 1 expired building permit. Most walls and finishes were done at the time of my code compliance inspection 5-16-23. Will need to meet all inspection requirements of previous permits related to this vacant building in addition to any new requirements.
28. Remove and replace to code the front and rear deck/stair assemblies.
29. Replace garage overhead door and service door.
30. 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
31. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
32. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
33. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
34. 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)
35. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
36. 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

1. Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
2. 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
3. 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
4. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC

5. Install hard-wired 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
6. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
7. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
8. Properly wire multi-wire circuits in panelboard to ensure ungrounded conductors on opposite phases. Article 100, NEC
9. Properly wire furnace to current NEC.
10. Properly wire electric range receptacle/branch circuit/overcurrent device to current NEC.
11. Properly wire electric water heater to current NEC.
12. Properly wire dishwasher/disposal to current NEC.
13. Ensure/rewire all electrical associated with NM cables dated after _____ to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
14. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
15. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
16. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
17. Properly strap and support cables and/or conduits. Chapter 3, NEC
18. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING

1. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
2. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
3. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
4. First Floor -Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
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

1. 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.
2. Vent clothes dryer to code.
3. Provide support for gas lines to code.
4. Plug, cap and/or remove all disconnected gas lines.
5. Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
6. All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
7. Repair and/or replace heating registers as necessary.
8. Provide heat in every habitable room and bathrooms.
9. Conduct witnessed pressure test on gas piping system and check for leaks.
10. Mechanical permits are required for the above work.

All repairs listed above will be taken care of with the proper permits pulled.



Lenny Erolov

11/9/2023