

CITY OF SAINT PAUL Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Saint Paul, Minnesota 55101-1806 Telephone: 651-266-8989 Facsimile: 651-266-9124 Web: www.stpaul.gov/dsi

Code Compliance Report

October 15, 2013

Housing & Redev Authority 25 Fourth St W #1100 St Paul MN 55102-1634 * * This Report must be Posted on the Job Site * *

Re: 433 Sherburne Ave File#: 10 700918 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on September 17, 2013.

Please be advised that this report is accurate and correct as of the date October 15, 2013. 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 15, 2013. 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:

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

- Insure basement cellar floor is even, is cleanable, and all holes are filled.
- Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed.
- 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 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.
- Strap or support top of stair stringers for structural stability.
- Provide functional hardware at all doors and windows

October 15, 2013

Page 2

BUILDING Inspector: Jim Seeger Phone: 651-266-9046

- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.
- Install floor covering in bathroom and kitchen that is impervious to water.
- Repair walls, ceiling and floors throughout, as necessary.
- 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.
- 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.
- Re-level structure as much as is practical.
- Provide fire block construction as necessary and seal chases in basement ceiling.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Provide general rehabilitation of garage.
- Install address numbers visible from street and on the alley side of garage.
- Provide ground cover capable of controlling sediment and erosion.
- Replace vinyl siding on house, not installed to code.
- Provide 6 inch clearance from grade to wood around house and provide drainage away from structure.
- Repair fence and gate.
- Replace rear entry and steps and landing to code.
- Remove soil from northwest corner of building and provide drainage to rear of property.
- Provide 6 inch clearance around garage from soil to wood and drainage to meet code.
- Replace siding on garage and replace all decayed framing and sheathing.
- Replace basement stairs with code approved new stairs and new location.
- Remove all wall covering in bathrooms on 1st. and 2nd floor.
- Replace kitchen cabinets and tops.
- Install new code approved attic access.

October 15, 2013

Page 3

BUILDING Inspector: Jim Seeger Phone: 651-266-9046

- No access to basement all to meet code with new concrete floor and vapor barrier. No basement stairs at time of inspection.
- A building permit is required to correct the above deficiencies.

ELECTRICAL Inspector: Randy Klossner Phone: 651-266-9032

- 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
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Verify that fuse/circuit breaker amperage matches wire size
- Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- 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 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Properly wire exterior lights at front/side/back door
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement/garage
- Replace all painted-over receptacles.
- No access to basement at time of inspection, insure all wiring in basement meets NEC requirements including electrical service panel.
- Based on repair list purchase permit for a service and 6 circuits.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Troy McManus Phone: 651-266-9053

- Basement There was no access to the basement at the time of the inspection. Install all basement fixtures, waste, vent, waters and gas to Minnesota Plumbing Code.
- First Floor Lavatory faucet is missing, broken, or parts missing (MPC 0200.P.)
- First Floor Lavatory incorrectly vented (MPC 2500)
- First Floor Lavatory waste incorrect (MPC 2300)
- First Floor Sink faucet is missing, broken or parts missing (MPC 0200.P.)
- First Floor Toilet Facilities reset the toilet on a firm base (MPC 0870)

October 15, 2013

Page 4

PLUMBING Inspector: Troy McManus Phone: 651-266-9053

- First Floor Toilet Facilities unvented (MPC 0200. E)
- First Floor Tub and Shower faucet is missing, broken or parts missing (MPC 0200. P.)
- First Floor Tub and Shower fixture is broken or parts missing (MPC 0200 0.)
- Second Floor Lavatory faucet is missing, broken, or parts missing (MPC 0200.P.)
- Second Floor Lavatory unvented (MPC 0200. E)
- Second Floor Lavatory waste incorrect (MPC 2300)
- Second Floor Lavatory water piping incorrect (MPC 0200 P.)
- Second Floor Toilet Facilities incorrectly vented (MPC 2500)
- Second Floor Toilet Facilities reset the toilet on a firm base (MPC 0870)
- Second Floor Tub and Shower faucet is missing, broken or parts missing (MPC 0200. P.)
- Second Floor Tub and Shower provide anti-scald valve (MPC 1380. Subp. 5)
- Second Floor Tub and Shower provide stopper (MPC 1240)
- Exterior Lawn Hydrants Broken or parts missing (MPC 0200 K)
- Exterior Lawn Hydrants Requires backflow assembly or device (MPC 2000)
- All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

HEATING Inspector: Kevin Chapdelaine Phone: 651-266-9042

- 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
- Install approved metal chimney liner
- Provide support for gas lines to code
- Plug, cap and/or remove all disconnected gas lines
- 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.
- 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.
- There was no access to basement during inspection, install heating system to code.
- Appropriate mechanical permits are required for the above work.

Notes:

- See attachment for permit requirements and appeals procedure.
- Provide plans and specifications for any portion of the building that is to be rebuilt.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
- Interior of garage not available for inspection. Repair per applicable codes.

October 15, 2013

Page 5

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

JLS:ml Attachments