



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

July 24, 2009

HOMESTEPS C/O CENTURY 21 PASTRANA TEAM
3209 76TH ST STE 203
EDINA MN 55435

Re: 900 3rd St E
File#: 09 066245 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on June 24, 2009.

Please be advised that this report is accurate and correct as of the date July 24, 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 July 24, 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
- Install plinth blocks under posts in basement
- Tuck Point interior/exterior of foundation as necessary
- Dry out basement and eliminate source of moisture
- Provide adequate access, ventilation and clearance in crawl space area
- 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 stairway to code
- 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
- Repair or replace damaged doors and frames as necessary, including storm doors
- Weather seal exterior doors
- Repair walls, ceiling and floors throughout, as necessary
- Install attic insulation according to applicable code

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

- 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.
- Replace or repair landing and stairway per code
- Repair siding, soffit, fascia, trim, etc. as necessary
- Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation of dwelling.
- Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation of garage.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around garage to direct water away from foundation of garage.
- Replace house and garage roof covering and vents to code.
- Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
- Provide general rehabilitation of garage.
- Close in open stair risers to maintain an opening no greater than 4 inches
- A building permit is required to correct the above deficiencies
- Infill hole at exterior side (east side) next to hose bibb.
- Remove tall weeds and weed trees next to house and garage foundations.
- Clean carpets.

ELECTRICAL **Inspector: Jamie McNamara** **Phone: 651-266-9037**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- Verify - ground to bathroom light in second floor bathroom
- 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
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- 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
- Install exterior lights at back entry door
- Remove and or/ re-wire all illegal, improper or hazardous wiring in garage
- Replace damaged service raceway, count service on electrical permit.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.

ELECTRICAL **Inspector: Jamie McNamara** **Phone: 651-266-9037**

- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.
- 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: Steve Fernlund** **Phone: 651-266-9052**

- Basement - Water Heater - Vent must be in chimney liner
- Basement - Water Heater - not fired or in service
- Basement - Water Meter - meter is removed or not in service
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage
- Basement - Soil and Waste Piping - no front sewer clean out
- Basement - Laundry - stand pipe unvented
- Second Floor - Tub and Shower - provide stopper
- Exterior - Lawn Hydrants - Requires backflow assembly or device

HEATING **Inspector: Maureen Hanson** **Phone: 651-266-9043**

- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.
- Provide support for gas lines to code. Plug, cap and/or remove all disconnected gas lines.
- Provide appropriate size openable window in all bathrooms or prove approved bathroom exhaust fan is vented to the exterior (Ventilation permit maybe required).
- Install furnace air filter access cover.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms.
- Mechanical permit(s) maybe required for the above work.

ZONING

1. This property was inspected as a Single Family Dwelling.

Re: 900 3rd St E

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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