



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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Code Compliance Report

April 06, 2015

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

RAMSEY COUNTY PROPERTY RECORDS
90 PLATO BLVD W
ST PAUL MN 55107

Re: 750 Western Ave N
File#: 09 099898 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 18, 2015.

Please be advised that this report is accurate and correct as of the date April 06, 2015. 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 April 06, 2015. 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) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. 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)
3. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
4. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
5. Install floor covering in bathroom and kitchen that is impervious to water. SPLC

34.10 (4)

6. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
7. 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)
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. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
14. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
15. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
16. Insure rear roof over rear steps has frost footings and support post are to code.
17. Install handrail at front steps.
18. Repair or replace basement windows.
19. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
20. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
21. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
22. 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
23. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
24. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
25. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
26. 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: Joe Sobanski

Phone: 651-266-9034

1. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. 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

3. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
4. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
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. 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
8. Exterior/Outside -Back -Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
9. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
10. Throughout -Repair damaged electrical due to vandalism to current NEC.
11. Throughout -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
12. Throughout -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
13. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
14. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
15. 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. MPC 4715.0340 subp 2. Entire plumbing system has been damaged due to vandalism. Reinstall waste, vent, water, and gas to all fixtures and provide all necessary tests and inspections.
2. 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: Christi Dick

Phone: 651-266-9045

1. Mechanical gas-steam-ref permits are required for the above work.
2. Install heating system to code with all required permits and inspections.

Remove all remaining abandoned heating equipment and related piping.

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.

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