Department of Safety & Inspectior
Ricardo X. Cervantes, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Code Compliance Report

March 31, 2016

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

RAMSEY COUNTY - TAX FORFEIT PROPERTIES
90 W Plato Blvd
ST PAUL MN 55107

Re: 764 Edmund Ave
File#: 14 311902 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 15, 2016.

Please be advised that this report is accurate and correct as of the date March 31, 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 March 31, 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) R4 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. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
3. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
4. 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)

5. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
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. 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)
9. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (exept. 4)
10. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
11. 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
12. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)
13. Provide major clean-up of premises. SPLC 34.34 (4)
14. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
15. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
16. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
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. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
21. Provide general rehabilitation of garage. SPLC 34.32 (3)
22. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
23. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
24. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
25. Finish siding on east side rear gable of house.
26. Clean out basement crawl space & install vapor barrier on grade.
27. Remove fuel oil tank from crawl space , permit required from Dave Bergman 651-266-8944.
28. Replace basement stairs.
29. Install footings to code for rear porch area.
30. Repair roof where leaking.
31. Replace fascia and soffit on house and garage as needed.
32. Replace overhead doors and roof covering on garage.

33. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
34. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
35. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
36. 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
37. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
38. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
39. 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: Dave Blank Phone: 651-266-9035

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. 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
3. 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
4. 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
5. 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
6. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
7. Ensure installation one wire per terminal in service panel.
8. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Paul Zellmer Phone: 651-266-8989

1. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
2. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
3. Basement -Soil and Waste Piping -(MPC .0100 M & 418.2) Replace the floor drain cover or clean out plug.
4. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas

piping to code.

5. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
6. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
7. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum or 12 inches above the floor.
8. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
9. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
10. Basement -Water Piping -(MPC 603.5.10) Install a proper backflow assembly or device for the boiler fill water line.
11. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
12. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
13. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
14. First Floor -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
15. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
16. First Floor -Laundry Tub -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
17. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
18. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
19. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
20. Second Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
21. 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

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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. Install approved lever handle manual building shutoff gas valve in an accessible

location ahead of the first brach tee

4. 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
5. Provide thirty (30) inches of clearance in front of furnace/boiler for service
6. Install approved metal chimney liner
7. Replace furnace/boiler flue venting to code
8. Connect furnace/boiler and water heater venting into chimney liner
9. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code
10. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
11. Provide adequate combustion air and support duct to code
12. Provide support for gas lines to code
13. Plug, cap and/or remove all disconnected gas lines
14. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.
15. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
16. Support supply and return piping from heating system according to code
17. Conduct witnessed pressure test on hot water heating system and check for leaks
18. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
19. Repair or replace fin tube radiation and covers as needed
20. Repair or replace radiator valves as needed
21. Mechanical gas and hot water permits are required for the above work.
22. Remove abandoned oil tank from basement. Contact Fire Inspection for permit at 651-266-8944.

Install isolation valves on boiler supply and return.

Remove or abate all friable asbestos material. Provide documentation that this work was performed by a state licensed asbestos abatement contractor.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Provide plans and specifications for any portion of the building that is to be rebuilt.

3. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
4. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
5. 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,

Jim 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