



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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Code Compliance Report

April 08, 2016

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

State Of Mn Trust Exempt
Po Box 64097
St Paul MN 55164-0097

Re: 1022 Fremont Ave
File#: 09 203465 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 14, 2016.

Please be advised that this report is accurate and correct as of the date April 08, 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 April 08, 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) 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. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
3. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
4. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)

5. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
6. 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)
7. 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)
8. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
9. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 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. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
13. Provide major clean-up of premises. SPLC 34.34 (4)
14. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
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. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
21. Provide general rehabilitation of garage. SPLC 34.32 (3)
22. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
23. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
24. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
25. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
26. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
27. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
28. Replace garage doors and complete driveway to garage from alley. Slope driveway away from garage doors.
29. Repair or replace damaged or missing fascia , siding ,trim and window sills.
30. Properly repair garage windows and openings , install flashing as needed.
31. Remove all wall and ceiling covering from basement and clean up all organic

growth.

32. Repair 2nd. floor stair treads. (loose)
33. Remove all water damaged ceiling, floor and wall coverings from 1st. and 2nd. floors and have inspected before covering.
34. 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
35. Replace water damaged insulation and wall covering.
36. Install 20 minute fire rated door with closing device between house and garage and insure wall and ceiling is 1 hour fire rated.
37. Replace kitchen flooring and repair subfloor.
38. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
39. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
40. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
41. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
42. 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)
43. 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: Peggy Schlichte

Phone: 651-266-9039

1. Ensure/rewire all electrical associated with NM cables dated after 2003 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
2. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
3. Ensure/properly wire furnace/boiler to current NEC.
4. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
5. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
6. 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
7. AC Unit -Repair damaged electrical due to vandalism to current NEC.
8. Exterior -NEC 230 Remove vegetation and all other systems from service mast.
9. Service -NEC 230 Ensure/provide proper clearances across yard and mast/drip loop to current NEC
10. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to

current NEC.(kitchen)

11. Throughout -Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC (clamps on water meter for bonding), kitchen, fixtures and junction boxes located bedroom and bathroom.
12. Throughout -NEC 410.90 Remove all adapters from light fixtures.
13. Throughout -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
14. Throughout -Properly strap and support cables and/or conduits. Chapter 3, NEC
15. 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
16. 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
17. Throughout -Ensure/Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
18. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Steve Fernlund

Phone: 651-266-9052

1. Basement -Soil and Waste Piping -(MPC 313) Install proper pipe supports.
2. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
3. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
4. Basement -Soil and Waste Piping -(MPC .0100 M & 418.2) Replace the floor drain cover or clean out plug.
5. Basement -Water Heater -(MPC 504.4, & 504.5, & 504.6) A pressure and temperature relief valve is required.
6. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
7. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
8. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
9. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
10. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
11. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
12. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded,

broken, or leaking water piping.

13. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
14. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
15. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
16. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
17. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
18. First Floor -Sink -(MPC 701) Install the waste piping to code.
19. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
20. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
21. First Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
22. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
23. First Floor -Tub and Shower -(MPC 417.1) Provide a code compliant faucet with the proper air gap.
24. 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: Maureen Hanson

Phone: 651-266-9043

1. Install approved level handle manual gas shutoff valve on furnace and gas piping to furnace (gone)
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
3. 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
4. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
5. Provide adequate combustion air and support duct to code
6. Provide support for gas lines to code
7. Plug, cap and/or remove all disconnected gas lines
8. 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.

9. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
10. Repair and/or replace heating registers as necessary
11. Provide heat in every habitable room and bathrooms
12. Conduct witnessed pressure test on gas piping and check for leaks
13. Remove remaining condensing unit and/or AC coil in plenum, drain line and seal all openings (refrigeration permit is required if a new system is to be installed).
14. Run condensate drain from furnace in basement to an approved location and secure as needed
15. Mechanical GAS permits are required for the above work.

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.

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.)

Re: 1022 Fremont Ave
April 08, 2016
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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