



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Saint Paul, MN 55101-1806

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Code Compliance Report

March 08, 2017

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

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

Re: 645 Lafond Ave
File#: 06 064776 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on February 10, 2017.

Please be advised that this report is accurate and correct as of the date March 08, 2017. 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 08, 2017. 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. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. 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)
3. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)

4. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
5. 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
6. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
7. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
8. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
9. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
10. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
11. Provide general rehabilitation of garage. SPLC 34.32 (3)
12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
13. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
14. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
15. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
16. Remove or rebuild rear deck to code with all required flashings at house.
17. Replace decayed wood around foundation to code.
18. Remove soil from against siding on garage and replace decayed siding.
19. Remove all exterior wall framing in basement and decayed wood and tuck point walls.
20. Install east side foundation wall where missing at crawl space.
21. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
22. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
23. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
24. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
25. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
26. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
27. 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)
28. 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. Illegally upgraded service panel. Wire and ground to current NEC.

2. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
3. 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
4. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC (basement; no access to garage).
5. 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
6. Properly bond neutral bar to service panelboard enclosure. Article 250, NEC
7. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC (exterior service conduit).
8. Properly install 2nd floor electric baseboard heaters.
9. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
10. 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
11. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
12. Verify that circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
13. Close openings in junction boxes with knockout seals, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC
14. Properly strap and support cables and/or conduits. Chapter 3, NEC
15. 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. 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. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Jim Kaufer

Phone: 651-266-9054

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1. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
 2. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
 3. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
 4. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.

5. Basement -Laundry Tub -(MPC .0100 P & Q & 419.2) Install the water piping to code.
6. Basement -Laundry Tub -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
7. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
8. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
9. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
10. Basement -Water Heater -(MPC 504.4, & 504.5, & 504.6) A pressure and temperature relief valve is required.
11. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
12. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
13. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
14. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
15. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
16. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
17. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
18. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
19. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
20. Basement -Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
21. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
22. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
23. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
24. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
25. First Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
26. First Floor -Sink -(MPC 701) Install the waste piping to code.
27. First Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
28. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
29. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
30. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock

protection, ASSE Standard 1016.

31. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
32. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
33. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
34. Second Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
35. Second Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
36. Second Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
37. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
38. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
39. Second Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
40. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
41. Second Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
42. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
43. Second Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
44. 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

1. Install approved level handle manual gas shutoff valve on furnace and remove unapproved valve
2. Install approved automatic gas valve for furnace
3. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
4. 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
5. Move furnace out of closet/alcove or provide documentation from the equipment manufacturer indicating that it is an approved installation

6. Replace furnace flue venting to code
7. Vent clothes dryer to code
8. Provide adequate combustion air and support duct to code
9. Provide support for gas lines to code
10. Plug, cap and/or remove all disconnected gas lines and illegal plug valves. A full pressure test is required of all the gas lines.
11. Install furnace air filter access cover
12. Clean all supply and return ducts for warm air heating system
13. Repair and/or replace heating registers and or electric baseboard as necessary
14. Provide heat in every habitable room and bathrooms
16. Mechanical permits are required for the above work.

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.
3. 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.)

Re: 645 Lafond Ave
March 08, 2017
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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,

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