



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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Code Compliance Report

May 05, 2017

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

State Of Mn Trust Exempt
90 PLATO BLVD W
ST PAUL MN 55107

Re: 977 Jessamine Ave E
File#: 11 274880 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on May 01, 2017.

Please be advised that this report is accurate and correct as of the date May 05, 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 May 05, 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) RT1 zoning district.
2. The property was inspected as a Duplex.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (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. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)

5. 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)
6. 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)
7. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
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. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
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. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
16. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
17. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
18. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
19. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
20. Front steps not uniform , rebuild to code (treads not uniform)
21. Repair rear stairs to alley.
22. Rebuild basement stairs , risers and treads to be uniform.
23. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
24. Remove ceiling in 1st. floor west side bedroom and rebuild to code with inspections.
25. Replace decayed framing at rear of basement and remove ceiling insulation.
26. Replace roof covering with all required inspections.
27. Rebuild chimney at top and repair bottom of chimney in basement.
28. Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes). MNRC Ch 1309 Sect. 317
29. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
30. 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

31. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
32. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
33. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
34. 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: Wade Hoffman

Phone: 651-266-9030

1. Ground the electrical service to the water service with a copper conductor within 5' of the entrance point of the water service.
2. 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
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.
5. Check electrical service panel and review if panel would require replacements due to excessive corrosion. Article 110.12 (B), NEC
6. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
7. Repair damaged electrical due to vandalism to current NEC.
8. Properly strap cables and conduits in basement/service conduit on the exterior of the house.
9. Ensure/rewire all electrical associated with NM cables dated after 2000 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
10. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
11. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
12. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
13. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
14. 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
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. 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 -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 P & Q & 419.2) Install the water piping to code.
4. Basement -Rain Leader -(MPC 1101.2) The rain leaders must be separated from the sanitary sewer. (remove trap)
5. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
6. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
7. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
8. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping 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 -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
17. First Floor -Sink -(MPC 701) Install the waste piping to code.
18. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
19. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
20. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
21. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
22. Second Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.

23. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
24. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
25. 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. Clean and Orsat test both furnace burners. Check all controls for proper operation. Check furnace heat exchangers for leak; provide documentation from a licensed contractor that the heating units are safe
2. Connect basement furnace and water heater venting into chimney liner
3. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
4. Repair/replace combustion air and support duct to code
5. Provide support for gas lines to code
6. Plug, cap and/or remove all disconnected gas lines
7. 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.
8. 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.
9. Repair and/or replace heating registers as necessary
10. Provide heat in every habitable room and bathrooms
11. Re-Install thermostats for both units.
12. Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
13. Unable to gain entry to attic during inspection, however chimney vent is visible through the roof. If there is any nonconforming heating equipment in the attic, remove it and all connecting piping and venting and permanently seal and plug all openings or install equipment to code
14. Mechanical Gas and Ventilation permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.

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