



CITY OF SAINT PAUL

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Code Compliance Report

November 08, 2017

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

RAMSEY COUNTY - TAX FORFEIT PROPERTIES

90 W Plato Blvd

ST PAUL MN 55107

Re: 718 Orange Ave E

File#: 09 043732 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on September 22, 2017.

Please be advised that this report is accurate and correct as of the date November 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 November 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. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
3. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
4. 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)
5. Re-level structure as much as is practical. SPLC 34.10 (2)
 6. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 7. 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
 8. Provide major clean-up of premises. SPLC 34.34 (4)
 9. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
 10. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 11. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
 12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
 13. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
 14. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
 15. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
 16. Provide general rehabilitation of garage. SPLC 34.32 (3)
 17. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
 18. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
 19. Install guardrail on basement stairs.
 20. Install safety glass in two windows on stair landings and 1 window at top of basement stairs.
 21. Repair or replace kitchen cabinets and sink.
 22. Replace missing or damaged down spouts and gutters.
 23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
 24. Replace damaged or missing siding on house and garage.
 25. Properly install flashing at roof and wall connection.
 26. Replace garage door.
 27. Replace damaged or decayed deck framing and deck boards.
 28. New roof covering installed without inspections , have inspected to verify installed to code.
 29. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
 30. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
 31. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
 32. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
 33. Repair or replace damaged doors and frames as necessary, including storm

doors. SPLC 34.09 (3f)

34. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
35. 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: Randy Klossner

Phone: 651-266-9032

1. Properly wire microwave/hood fan above range to current NEC.
2. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
3. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
4. No access to garage at time of inspection. Insure garage wired to NEC.
5. Electrical panel removed. Replace with new panel and rewire entire service to current NEC.
6. Ensure/rewire all electrical associated with NM cables dated after _____ to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
7. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
8. 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
9. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
10. Properly strap and support cables and/or conduits. Chapter 3, NEC
11. 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. 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. 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
14. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Paul Zellmer

Phone: 651-266-9048

1. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
2. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
3. Basement -Soil and Waste Piping -(MPC 313) Install proper pipe supports.
4. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper

connections, transitions, fittings or pipe usage.

5. Basement -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
6. Basement -Tub and Shower -(MPC 701) Install the waste piping to code.
7. Basement -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
8. Basement -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
9. Basement -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
10. Basement -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
11. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
12. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
13. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
14. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
15. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
16. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
17. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
18. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
19. Basement -Water Meter -(MPC 0.200 O) Repair the corroded or incorrect water meter piping.
20. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
21. Basement -Water Piping -(MPC 604) Replace all the improper fittings and fittings that have improper usage.
22. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
23. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
24. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
25. First Floor -Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
26. First Floor -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
27. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
28. First Floor -Sink -(MPC 701) Install the waste piping to code.

29. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
30. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
31. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
32. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
33. Second Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
34. Second Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
35. Second Floor -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
36. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
37. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
38. Second Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
39. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
40. 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: Aaron Havlicek

Phone: 651-266-9043

1. 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.
2. Install approved metal chimney liner.
3. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
4. Provide adequate 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, non-conforming gas lines and unapproved valves.
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. 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.
12. 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).
13. Run A/C condensate drain three-quarter inch nominal size to an approved location and secure as needed.
14. Unable to gain entry to garage during inspection, however chimney vent is visible through the roof. If there is any nonconforming heating equipment in the garage, remove it and all connecting piping and venting and permanently seal and plug all openings or install equipment to code.
15. Mechanical permits Gas and Warm Air 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.
3. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
4. 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: 718 Orange Ave E
November 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
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Saint Paul MN 55101
Phone: 651-266-9046
Email: jim.seeger@ci.stpaul.mn.us

Attachments