

CITY OF SAINT PAUL Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Saint Paul, Minnesota 55101-1806

 Telephone:
 651-266-8989

 Facsimile:
 651-266-9124

 Web:
 www.stpaul.gov/dsi

Code Compliance Report

August 03, 2009

HOUSING AND REDEVELOPMENT 25 W 4TH ST STE 1300 ST PAUL MN 55102

Re: 689 4th St E File#: 07 211983 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on July 23, 2009.

Please be advised that this report is accurate and correct as of the date August 03, 2009. 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 August 03, 2009. 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:

BUILDING Inspector: Ken Eggers Phone: 651-266-9047

- Insure basement cellar floor is even, cleanable and all holes are filled
- Install plinth blocks under posts in basement
- Tuck Point interior/exterior of foundation as necessary
- Dry out basement and eliminate source of moisture
- Remove mold, mildew and moldy or water damaged materials
- Permanently secure top and bottom of support posts in an approved manner
- Provide adequate access, ventilation and clearance in crawl space area
- Install 20 minute fire rated doors, with self closing device, between common areas and individual units.
- Maintain one hour fire separation between dwelling units and between units and common areas
- Relocate 2nd floor electrical panel to 2nd floor unit or to common area; or protect panel and access corridor leading from common area to panel with 1 hour fire rated enclosure.
- Install handrails and guardrails at all stairways, including basement stairways, and return handrail ends to the wall or newel post per attachment.
- Install tempered or safety glass in window over stair landing to code
- Install tempered or safety glass in window over bathtub to code

- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary
- Provide complete storms and screens, in good repair for all door and window openings
- Install tempered or safety glass at windows within 2 feet of doorway
- Repair or replace damaged doors and frames as necessary, including storm doors
- Weather seal exterior doors
- Install floor covering in bathroom and kitchen that is impervious to water
- Repair walls, ceiling and floors throughout, as necessary
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St Paul Legislative Code, Chap. 34 for additional information).
- Any framing members that do not meet code (where wall and ceiling covering is removed, members that are over-spanned, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner
- Re-level structure as much as is practical
- Charred building components shall be scraped or sandblasted completely clean and water-damaged components replaced. A determination of necessary fire damage corrective measures shall be made be this department or by a registered structural engineer as to replacement, repairs, etc. All smoke damaged and charred members shall be cleaned, sealed and deodorized.
- Provide fire block construction as necessary
- Where wall and ceiling covering is removed install full thickness or code-specified insulation
- Install attic insulation according to applicable code
- Air-seal and insulate attic access door in an approved manner
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.
- Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, or a minimum of 8 sq. ft, one-half of which shall operate; and all bedroom windows shall meet emergency escape requirements (20 inch minimum opening width, 24 inch minimum opening height, and minimum net glazed area of 5.7 sq. ft.)
- Provide general clean-up of premise
- Install water-proof enclosure in shower area
- Verify proper venting of bath exhaust fan to exterior
- Provide weather sealed, air sealed and vermin sealed exterior
- Replace or repair landing and stairway per code
- Repair siding, soffit, fascia, trim, etc. as necessary
- Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation of dwelling.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide durable, dustless parking surface as specified in the zoning code.
- Close in open stair risers to maintain an opening no greater than 4 inches
- A building permit is required to correct the above deficiencies
- Remove and replace west side entry stairs and landing to code.
- Provide new side entry door.
- Provide footing for front entry landing.
- Clean out basement, clean foundation walls, tuck point and re-parge these walls.

- Place plastic sheeting on grade at crawlspace at north end of basement.
- Place concrete step or steps to elevated area at north end of basement, existing shows no footing or support for slab.
- Provide additional support to center support beam in basement. Place post on north side of furnace area, existing joists aren't resting on beam shim if necessary to support joists.
- Re-finish wood floors all levels.
- Repair or replace kitchen cabinets in upper level.
- Main level rear and center of duplex badly damaged by fire. Remove and replace all joists, studs, beams and post that are damaged and call for inspections.
- Remove badly rotted north wall at upper level.
- Seal fire damage to control odors.
- Secure 6 X 6 support post at front entry that are supporting upper deck, existing post is just sitting on footing and unsecured.
- Replace damaged floor coverings.
- Refinish wood floors.

ELECTRICAL Inspector: Jamie McNamara Phone: 651-266-9037

- Ground bathroom light in second bathroom.
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Install exterior lights at side entry door
- Due to fire, install 2 new 100 amp services wired and grounded to code.
- First floor south room rewire receptacle to code.
- Second Floor North Area add receptacles per bulletin 80-1.
- Living Room add 3rd receptacle.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).

PLUMBING Inspector: Denny Watters Phone: 651-266-9051

- Basement Gas Piping provide dryer vent to code.
- Basement Water Heater froze and split
- Basement Gas Piping dryer gas shutoff; connector or piping incorrect
- Basement Laundry Tub faucet is missing
- Basement Laundry Tub fixture is disconnected

- Basement Laundry Tub provide a vacuum breaker for the spout
- Basement Laundry Tub water piping incorrect
- Basement Soil and Waste Piping no front sewer clean out; no soil stack base clean out
- Basement Soil and Waste Piping no soil stack base clean out
- Basement Water Heater Vent must be in chimney liner
- Basement Water Heater Water piping incorrect
- Basement Water Heater not fired or in service
- Basement Water Meter corroded piping; incorrect piping
- Basement Water Meter remove meter from pit
- Exterior Lawn Hydrants Requires backflow assembly or device
- First Floor Gas Piping range gas shut off; connector or piping incorrect
- First Floor Gas Piping test all gas piping due to fire.
- First Floor Sink fixture is missing
- First Floor Tub and Shower provide stopper
- Second Floor TTP drain too short
- Second Floor Undersize water heater piping make up air required.
- Second Floor Tub and Shower provide stopper
- Second Floor Tub and Shower replace waste and overflow

HEATING Inspector: Maureen Hanson Phone: 651-266-9043

- Install approved lever handle manual gas shutoff valve on both space heaters and remove unapproved valves.
- Clean and Orsat test both space heater burners. Check all controls for proper operation. Check furnace heat exchangers for leaks; provide documentation from a licensed contractor that the heating units are safe.
- Vent clothes dryer to code.
- Provide support for gas lines to code. Plug, cap and/or remove all disconnected gas lines.
- Provide appropriate size openable window in all bathrooms or prove approved bathroom exhaust fan is vented to the exterior (Ventilation permit may be required).
- Install furnace air filter access cover.
- Clean all supply and return ducts for warm air heating system.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms.
- A separate heating system is required for each dwelling unit if the furnace is replaced, basement furnace can not be used to heat the second floor level
- Replace first floor thermostat.
- Mechanical GAS permit is required for the above work.

ZONING

1. This property was inspected as a Duplex.

Notes:

- See attachment for permit requirements and appeals procedure.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

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 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 Ken Eggers between 7:30 - 9:00 AM at 651-266-8989 or leave a voice mail message.

Sincerely,

James L. Seeger Code Compliance Officer JLS:ml Attachments