



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
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Code Compliance Report

May 02, 2013

J P MORGAN CHASE BANK C/O ANTHONY FERNANDEZ
779 EDMUND AVE UNIT 2
ST PAUL MN 55104

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

Re: 434 Charles Ave
File#: 12 212246 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on April 12, 2013.

Please be advised that this report is accurate and correct as of the date May 02, 2013. 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 02, 2013. 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:

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

- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- 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.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide functional hardware at all doors and windows
- Repair walls, ceiling and floors throughout, as necessary.
- 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.

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BUILDING **Inspector: Jim Seeger** **Phone: 651-266-9046**

- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Provide durable, dustless parking surface as specified in the zoning code.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Repair or replace basement stairs, bottom riser to high.
- No legal bedrooms in basement.
- Replace wall, ceiling and floor covering in kitchen, sub floor. also wood floor
- Re-level rear porch and replace foundation, also replace floor as needed.
- Repair front fence and remove wood panels from west side fence.
- Provide 22 inch X 30 inch attic access.
- Clean up trees and brush front fence lines.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Randy Klossner** **Phone: 651-266-8989**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Install listed circuit breakers.
- Verify that fuse/circuit breaker amperage matches wire size
- Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers
- Install/replace GFCI receptacle in basement/first bathroom adjacent to the sink.
- Install globe-type enclosed light fixture on all closet lights
- 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
- Install hard-wired, battery backup smoke detector 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 front entry door.

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ELECTRICAL **Inspector: Randy Klossner** **Phone: 651-266-8989**

- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement and kitchen.
- Replace all painted-over receptacles.
- Install switch for stair light to second floor.
- Add receptacle in back upper bedroom.
- Rewire boiler to current NEC.
- Rewire entire kitchen to current NEC.
- Based on repair list purchase permit for 8 circuits minimum.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING **Inspector: Jim Kaufer** **Phone: 651-266-9054**

- Basement - Water Heater - No gas shut off or gas piping incorrect (MFGC 402.1)
- Basement - Water Heater - T and P relief discharge piping incorrect (MPC 2210 Subp. 4)
- Basement - Water Heater - T and P valve Required (MPC 2210 Subp. 2)
- Basement - Water Heater - Vent must be in chimney liner (MFGC 501.12)
- Basement - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Water Heater - gas venting incorrect (MFGC 503)
- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Meter - service valves not functional or correct (MPC 1800 Subp 3,4)
- Basement - Water Meter - support meter properly (MPC 2280)
- Basement - Water Piping - boiler fill water line requires backflow assembly or device (MPC 2100)
- Basement - Water Piping - provide water piping to all fixtures and appliances (MPC 1700)
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)
- Basement - Gas Piping - dryer gas shutoff; connector or piping incorrect (MFGC 411)
- Basement - Gas Piping - run dryer vent to code (MFGC 614.1 - 614.7)
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - no soil stack base clean out
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)
- Basement - Laundry Tub - incorrectly vented (MPC 2500)
- Basement - Laundry Tub - waste incorrect (MPC 2300)

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PLUMBING **Inspector: Jim Kaufer** **Phone: 651-266-9054**

- Basement - Laundry Tub - water piping incorrect (MPC 0200 P.)
- Basement - Lavatory - incorrectly vented (MPC 2500)
- Basement - Lavatory - waste incorrect (MPC 2300)
- Basement - Toilet Facilities - incorrectly vented (MPC 2500)
- Basement - Tub and Shower - incorrectly vented (MPC 2500)
- Basement - Tub and Shower - waste incorrect (MPC 2300)
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (MFGC 411)
- First Floor - Lavatory - waste incorrect (MPC 2300)
- First Floor - Sink - faucet is missing, broken or parts missing (MPC 0200.P.)
- First Floor - Sink - fixture is broken or parts missing (MPC 0200 0.)
- First Floor - Tub and Shower - Provide access (MPC 0900)
- First Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- First Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- Exterior - Rain Leader - Not properly plugged or capped off
- All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

HEATING **Inspector: Kevin Chapdelaine** **Phone: 651-266-9042**

- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe
- Provide thirty (30) inches of clearance in front of boiler for service.
- Move boiler out of closet/alcove or provide documentation from the equipment manufacturer indicating that it is an approved installation.
- Replace boiler flue venting to code.
- Connect boiler and water heater venting into chimney liner
- Provide adequate clearance from flue vent pipe on boiler to combustible materials or provide approved shielding according to code
- Vent clothes dryer to code
- Provide adequate combustion air and support duct to code
- Plug, cap and/or remove all disconnected gas lines
- Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- Provide heat in every habitable room and bathrooms
- Conduct witnessed pressure test on hot water heating system and check for leaks

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HEATING **Inspector: Kevin Chapdelaine** **Phone: 651-266-9042**

- Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
- Repair or replace radiator valves as needed
- Mechanical gas and hydronic permits are required for the above work.

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.
- Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

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

JLS:ml
Attachments