



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
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August 16, 2010

Re: 311 Walnut St
File#: 09 023181 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on July 23, 2010.

Please be advised that this report is accurate and correct as of the date August 16, 2010. 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 16, 2010. 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: Stephen Ubl** **Phone: 651-266-9021**

- Insure basement cellar floor is even, is cleanable, and all holes are filled.
- Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed.
- 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.
- Remove or encapsulate asbestos 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. All penetrations required to have property intumescent device or caulk (per current building codes).
- Maintain one hour fire separation between dwelling units and between units and common areas.

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- 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.
- Strap or support top of stair stringers for structural stability.
- 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.
- Provide functional hardware at all doors and windows
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.
- 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 procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
- 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.
- Provide fire block construction as necessary and seal chases in basement ceiling.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Provide major clean-up of premises.
- Install water-proof enclosure in shower area.
- 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.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide durable, dustless parking surface as specified in the zoning code.
- Provide ground cover capable of controlling sediment and erosion.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Remove trees which are against foundation of home and garage.
- Openings in stair risers must be less than 4 inches.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Replace front yard retaining wall.

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- Repair exterior basement door and stairs.
- Repair front steps.
- Build foundation and footing to retain crawl space area and install moisture barrier on grade in crawl space.
- Repair foundation in northeast corner.
- Secure front porch columns.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Dan Moynihan** **Phone: 651-266-9036**

- 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
- Verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- Install S type fuse adapters and proper size S fuses listed circuit breakers
- Verify that fuse/circuit breaker amperage matches wire size
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Install/replace GFCI receptacle in first floor bathroom adjacent to the sink
- Ground bathroom light in first floor bathroom and disconnect receptacle on fixture
- Install globe-type enclosed light fixture on all closet lights
- Remove all cord wiring
- 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 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 front and back entry doors
- Check building write-up for fire resistance requirements if both panels are in the common area in a basement or move 2nd unit electrical panel board to the second unit
- Replace all painted-over receptacles.
- Throughout building, install outlets and light fixtures as specified in Bulletin 80-1. At least one in every room
- Repair first floor kitchen floor receptacle.
- Remove or rewire damaged electrical in first floor bathroom.

ELECTRICAL **Inspector: Dan Moynihan** **Phone: 651-266-9036**

- Remove all lights supported solely by conductors.
- Install listed dead front on electrical panel.
- Replace service corrosion. Also replace 120 V service.
- Repair knob and tube wiring on exterior of house.
- 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 2008 NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

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

Basement Left side

- Basement - Water Heater - No gas shut off (IFGC 402.1)
- Basement - Water Heater - Parts missing (MPC 0200 V.)
- 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 (IFGC 501.12)
- Basement - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Water Heater - gas venting incorrect (IFGC 503)
- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Meter - meter is removed or not in service (MPC 4715.1700)
- 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 - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Soil and Waste Piping - improper pipe supports (MPC 1430 Subp. 4)
- 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 - replace corroded cast iron or steel waste piping (MPC 0200)
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)
- Basement - Laundry Tub - faucet is missing, broken or parts missing (MPC 0200. P.)
- Basement - Laundry Tub - unvented (MPC 0200 E)

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

First Floor Left Side

- First Floor - Left Side - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)
- First Floor - Left Side - Lavatory - faucet is missing (MPC 0200.P.)
- First Floor - Left Side - Lavatory - fixture is missing (MPC 0200 0.)
- First Floor - Left Side - Lavatory - waste incorrect (MPC 2300)
- First Floor - Left Side - Sink - fixture is missing (MPC 0200 0.)
- First Floor - Left Side - Sink - waste incorrect (MPC 2300)
- First Floor - Left Side - Tub and Shower - faucet is missing (MPC 0200. P.)
- First Floor - Left Side - Tub and Shower - provide stopper (MPC 1240)
- First Floor - Right Side - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)

First Floor Right Side

- First Floor - Right Side - Laundry Tub - unvented (MPC 0200 E)
- First Floor - Right Side - Laundry Tub - waste incorrect (MPC 2300)
- First Floor - Right Side - Lavatory - faucet is missing (MPC 0200.P.)
- First Floor - Right Side - Lavatory - fixture is missing (MPC 0200 0.)
- First Floor - Right Side - Lavatory - waste incorrect (MPC 2300)
- First Floor - Right Side - Sink - unvented (MPC 0200. E)
- First Floor - Right Side - Sink - waste incorrect (MPC 2300)
- First Floor - Right Side - Toilet Facilities - fixture is missing (MPC 0200 0.)
- First Floor - Right Side - Tub and Shower - faucet is missing (MPC 0200. P.)
- First Floor - Right Side - Tub and Shower - fixture is missing (MPC 0200 0.)
- Obtain plumbing permits prior to commencement of work.

HEATING **Inspector: Gary Stevens** **Phone: 651-266-9045**

- Install approved lever handle manual gas shutoff valve on all gas appliances and remove unapproved valve.
- Clean and Orsat test boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
- Install approved metal chimney liner.
- Connect boiler and water heater venting into chimney liner.
- Provide adequate clearance from flue vent pipe on boiler/water heater to combustible materials or provide approved shielding according to code.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines.
- Provide documentation from licensed contractor for removal or encapsulation of asbestos insulation on hydronic piping.

Re: 311 Walnut St
Page 6

HEATING

Inspector: Gary Stevens

Phone: 651-266-9045

- Support supply and return piping for heating system according to code.
- Conduct witnessed pressure test on hot water heating system and check for leaks.
- 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, HYDRONIC, VENTILATION permits is/are required for the above work.

ZONING

1. This property is in a (n) RM2 zoning district.
2. This property was inspected as a Duplex.

Notes:

- 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 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 Stephen Ubl 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