



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Code Compliance Report

April 18, 2016

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

STATE OF MN/RAMSEY COUNTY PRR
90 PLATO BLVD W
ST PAUL MN 55107

Re: 911 Beech St
File#: 10 903429 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 23, 2016.

Please be advised that this report is accurate and correct as of the date April 18, 2016. 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 April 18, 2016. 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. 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. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
3. 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)
4. 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)
5. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
 6. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 7. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
 8. 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
 9. Provide major clean-up of premises. SPLC 34.34 (4)
 10. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
 11. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 12. 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
 13. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
 14. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
 15. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
 16. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
 17. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
 18. Replace all decayed or damaged trim and cove on roof soffit and fascia system.
 19. Replace all gutters ,downspouts and rain leaders.
 20. Replace and paint all broken , missing or damaged siding , siding to be same type.
 21. Replace rear landing at patio door to code.
 22. Replace decayed rim beam at rear west corner of building and properly repair 2nd. floor rear window and install to code with inspections.
 23. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
 24. Remove 1st. floor west side room ceiling at north end of room and have re-inspected before covering.
 25. Rebuild 1st. floor bathroom an install complete fixtures.
 26. Complete exterior on garage with new house wrap and install windows and doors to code with all required inspections.
 27. Complete floor in basement where missing.
 28. Remove fuel oil tank from basement (permit required from DSI Dave Bergman.)
 29. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)

30. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
31. 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)
32. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
33. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
34. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
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: Peggy Schlichte

Phone: 651-266-9039

1. Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
2. Ensure/Install box extensions on devices mounted in wood paneling. Article 314.20, 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. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
5. Properly wire dishwasher/disposal to current NEC.
6. Ensure/Properly wire boiler to current NEC.
7. NEC 110.26 Ensure proper clearance for electrical panel to current NEC. Dryer receptacle and vent may need to be relocated
8. NEC 410.6(A) Provide for all closet lights to be enclosed and location of shelves to current NEC.
9. Ensure/rewire all electrical associated with NM cables dated after 2003 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. 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
12. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
13. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
14. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
15. Basement -Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running

- boards. Article 334.15 (C), current NEC
16. Interior/Exterior -NEC 110.3 Remove or attached low voltage cable in a workmanlike manner.
 17. Service/Third Floor -Illegally upgraded service panel. Illegally wiring on the third floor (sheet rock may need to be removed) Wire and ground all to current NEC.
 18. Throughout -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
 19. Throughout -Properly strap and support cables and/or conduits. Chapter 3, NEC
 20. Throughout -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
 21. Throughout -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
 22. Throughout -NEC 410.6(D) Provide for all receptacles to be flush to the finished plate.
 23. Throughout/Electrical Panel -Repair damaged electrical due to vandalism to current NEC.
 24. Throughout/Garage(no access) -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
 25. 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 & 901) Install a proper fixture vent to code.
4. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
5. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
6. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
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 -(MFGC 503) Install the water heater gas venting to code.
10. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a

chimney liner.

11. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
12. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
13. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
14. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
15. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
16. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
17. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
18. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
19. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
20. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
21. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
22. First Floor -Sink -(MPC 701) Install the waste piping to code.
23. First Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
24. First Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
25. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
26. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
27. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
28. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
29. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
30. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
31. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
32. 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 boiler burner. Check all controls for proper operation.

- Provide documentation from a licensed contractor that the heating unit is safe
2. Install approved metal chimney liner
 3. Replace boiler flue venting to code
 4. Connect boiler and water heater venting into chimney liner
 5. Provide adequate clearance from flue vent pipe on boiler to combustible materials or provide approved shielding according to code
 6. Vent clothes dryer to code
 7. Provide adequate combustion air and support duct to code
 8. Provide support for gas lines to code
 9. Plug, cap and/or remove all disconnected gas lines and unapproved valves
 10. 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.
 11. Provide heat in every habitable room and bathrooms
 12. Install isolation valves on boiler supply and return.
 13. Support supply and return piping from heating system according to code
 14. Conduct witnessed pressure test on hot water heating system and check for leaks
 15. Replace all removed boiler piping and mains to code.
 16. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
 17. Remove or abate all friable asbestos material. Provide documentation that this work was performed by a state licensed asbestos abatement contractor.
 18. Repair or replace radiator valves and handles as needed
 19. Remove abandoned oil tank from basement. Contact Fire Inspection for permit at 651-266-8944.
 20. 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
 21. Mechanical gas and hydronic permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
3. Interior of garage not available for inspection. Repair per applicable codes.

Re: 911 Beech St
April 18, 2016
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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