



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

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www.stpaul.gov/dsi

Code Compliance Report

April 20, 2016

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

Twin Cities Community Land Bank LLC
615 1st Ave Ne Ste 410
Minneapolis MN 55413-2447

Re: 576 Sherburne Ave
File#: 14 291036 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 15, 2016.

Please be advised that this report is accurate and correct as of the date April 20, 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 20, 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) T2 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. 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)
3. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
4. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)

5. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
6. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
7. 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)
8. 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)
9. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
10. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
11. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. 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
14. Provide major clean-up of premises. SPLC 34.34 (4)
15. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
16. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
17. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
18. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
19. Rebuild stairs to 2nd. floor , treads are failing.
20. Remove wall covering from basement.
21. Remove rear 2nd. floor and seal up door on south side of building or rebuild to code.
22. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
23. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
24. 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
25. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
26. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
27. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
28. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
29. 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 electric water heater to current NEC.
2. 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
3. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
4. Replace electrical service panel due to internal burns. Article 110.12 (B), NEC
5. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
6. Replace/repair damaged electric baseboard heater to current NEC.
7. Insure junction boxes in crawl space are accessible.
8. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
9. 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
10. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
11. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
12. 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
13. 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
14. 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
15. Exterior/Outside -Properly strap and support cables and/or conduits. Chapter 3, NEC
16. Garage -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
17. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Karl Abrahamson

Phone: 651-266-9049

1. Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
2. Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
3. Plumbing - General -(MPC 402.2) Provide a water tight joint between the

fixture and the wall or floor.

4. Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
5. Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
6. Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
7. Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
8. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
9. First Floor -Sink -(MPC 701) Install the waste piping to code.
10. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
11. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
12. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
13. Second Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
14. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
15. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
16. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
17. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
18. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
19. Second Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
20. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
21. Second Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
22. Second Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
23. Second Floor -Tub and Shower -(MPC 409.2) Provide an approved waste stopper
24. Second Floor -Tub and Shower -(MPC 417.1) Provide a code compliant faucet with the proper air gap.
25. Second Floor -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
26. Second Floor -Water Heater -(MPC 501)Install the water piping for the water heater to code.

27. 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: Christi Dick

Phone: 651-266-9045

1. 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.
2. Provide support for gas lines to code
3. Plug, cap and/or remove all disconnected gas lines including kitchen stove
4. Provide heat in every habitable room and bathrooms
5. Mechanical permits 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.

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: 576 Sherburne Ave
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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
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9046
Email: jim.seeger@ci.stpaul.mn.us

Attachments