



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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Saint Paul, MN 55101-1806

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## Code Compliance Report

April 27, 2015

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

RAMSEY COUNTY - TAX FORFEIT PROPERTIES  
90 W Plato Blvd  
ST PAUL MN 55107

Re: 687 Aurora Ave  
File#: 10 107998 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on February 27, 2015.

Please be advised that this report is accurate and correct as of the date April 27, 2015. 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 27, 2015. 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) RT1 zoning district.
2. The property was inspected as a Duplex.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
2. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
3. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
4. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
5. 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)

6. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
7. 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
8. Provide major clean-up of premises. SPLC 34.34 (4)
9. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
10. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
11. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
12. 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). MNRC Ch 1309 Sect. 317
13. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
14. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
15. Repair basement walls and tuckpoint as needed.
16. Replace decayed window sills and trim.
17. Attic was not finished at time of inspection.
18. Replace missing shingles.
19. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
20. 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
21. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
22. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
23. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
24. 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)
25. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
26. 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: Joe Sobanski

Phone: 651-266-9034

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1. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. 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

3. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
4. 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
5. 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
6. 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
7. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
8. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
9. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Jim Kaufer

Phone: 651-266-9054

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1. Basement -Laundry Tub -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
2. Basement -Laundry Tub -(MPC 2300) Install the waste piping to code.
3. Basement -Laundry Tub -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
4. Basement -Laundry Tub -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
5. Basement -Soil and Waste Piping -(MPC 1000) Install a front sewer clean out.
6. Basement -Water Heater -(MPC 2210 Subp.3) A pressure and temperature relief valve is required.
7. Basement -Water Heater -(MPC 2210 Subp.4) Correct the pressure and temperature relief valve discharge.
8. Basement -Water Heater -(MFGC 402.1) 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 -(MPC 1730 Subp.1) Install the water piping for the water heater to code.
11. Basement -Water Heater -(MPC 2180) The water heater must be fired and in service.
12. Basement -Water Meter -(MPC 2280) Raise the water meter to a minimum of 12 inches above the floor.
13. Basement -Water Meter -(MPC MPC1700-SPRWS, Sec.88.10) The water meter must be installed and in service.

14. Basement -Water Meter -(MPC 1800, Subp.3, 4) The service valves must be functional and installed to code.
15. Basement -Water Piping -(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
16. Basement -Water Piping -(MPC 1730) Replace all the improperly sized water piping.
17. Basement -Water Piping -(MPC 0420) Replace all the improper fittings and fittings that have improper usage.
18. Basement -Water Piping -(SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
19. Exterior -Lawn Hydrants -(MPC 0200 K) Repair or replace the lawn hydrants that are broken or have parts missing.
20. Exterior -Lawn Hydrants -(MPC 2000) The lawn hydrant(s) require a backflow assembly or device.
21. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
22. First Floor -Lavatory -(MPC 2300) Install the waste piping to code.
23. First Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
24. First Floor -Tub and Shower -(MPC 1240) Replace the waste and overflow.
25. Second Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
26. Second Floor -Lavatory -(MPC 2300) Install the waste piping to code.
27. Second Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
28. Second Floor -Tub and Shower -(MPC 1240) Replace the waste and overflow.
29. 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: Christi Dick

Phone: 651-266-9045

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1. Install approved level handle manual gas shutoff valve on boiler and remove unapproved valve
2. Install approved automatic gas valve for boiler
3. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
4. Clean and Orsat test boiler burner. Check all controls for proper operation. Check boiler heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
5. Provide thirty (30) inches of clearance in front of boiler for service
6. Move boiler out of closet/alcove or provide documentation from the equipment manufacturer indicating that it is an approved installation

7. Install approved metal chimney liner
8. Replace boiler flue venting to code
9. Connect boiler and water heater venting into chimney liner
10. Provide adequate clearance from flue vent pipe on boiler to combustible materials or provide approved shielding according to code
11. Vent clothes dryer to code and provide approved gas piping and valve.
12. Provide adequate combustion air and support duct to code
13. Provide support for gas lines to code
14. Plug, cap and/or remove all disconnected gas lines
15. 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.
16. Repair and/or replace heating registers as necessary
17. Provide heat in every habitable room and bathrooms
18. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
19. Support supply and return piping from heating system according to code
20. Conduct witnessed pressure test on hot water heating system and check for leaks
21. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor
22. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
23. Repair or replace fin tube radiation and covers as needed
24. Repair or replace radiator valves as needed
25. Install heating system to code with all required permits and inspections. Remove all remaining abandoned heating equipment and related piping.
26. Mechanical permits are required for the above work.
27. Install isolation valves on boiler supply and return.

Notes:

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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.

Re: 687 Aurora Ave  
April 27, 2015  
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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](mailto:jim.seeger@ci.stpaul.mn.us)

Attachments