



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](http://www.stpaul.gov/dsi)

## 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: 249 Bates Ave  
File#: 11 302170 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. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (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. 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)
7. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
8. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
9. 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
10. Provide major clean-up of premises. SPLC 34.34 (4)
11. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
12. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
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. Provide general rehabilitation of garage. SPLC 34.32 (3)
16. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
17. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
18. 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
19. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
20. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
21. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
22. 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)
23. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
24. 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. 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. Repair damaged electrical due to vandalism to current NEC.
6. 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
7. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
8. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
9. 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
10. Properly strap and support cables and/or conduits. Chapter 3, NEC
11. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
12. 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
13. 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
14. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
15. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
16. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Steve Fernlund

Phone: 651-266-9052

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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 2000 B) Provide the proper potable water protection for the faucet spout.
4. Basement -Soil and Waste Piping -(MPC 1000) Install a front sewer clean out.
5. Basement -Soil and Waste Piping -(MPC 1430 Subp. 4) Install proper pipe supports.
6. Basement -Soil and Waste Piping -(MPC 1000) Install a clean out at the base of all stacks.
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 -(MFGC 501.12) The water heater venting requires a chimney liner.
11. Basement -Water Heater -(MPC 1730 Subp.1) Install the water piping for the water heater to code.
12. Basement -Water Heater -(MPC 2180) The water heater must be fired and in service.
13. Basement -Water Meter -(MPC MPC1700-SPRWS, Sec.88.10) The water meter must be installed and in service.
14. Basement -Water Piping -(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
15. Basement -Water Piping -(SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
16. Exterior -Lawn Hydrants -(MPC 2000) The lawn hydrant(s) require a backflow assembly or device.
17. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
18. First Floor -Sink -(MPC 2300) Install the waste piping to code.
19. First Floor -Sink -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
20. Second Floor -Toilet Facilities -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
21. Second Floor -Toilet Facilities -(MPC 2300) Install the waste piping to code.
22. Second Floor -Toilet Facilities -(MPC 0870) Reset the toilet on a firm base.
23. Second Floor -Tub and Shower -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
24. Second Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
25. Second Floor -Tub and Shower -(MPC 1240) Replace the waste and overflow.
26. 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: Maureen Hanson

Phone: 651-266-9043

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1. Clean and Orsat test boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
2. Install approved metal chimney liner
3. Connect boiler and water heater venting into chimney liner
4. Vent clothes dryer to code and provide approved gas piping and valve.

5. Provide support for gas lines to code
6. Plug, cap and/or remove all disconnected gas lines and unapproved valves
7. 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. A mechanical ventilation permit will be required for the bath fan.
8. Provide heat in every habitable room and bathrooms
9. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
10. Support supply and return piping from heating system according to code
11. Conduct witnessed pressure test on hot water heating system and check for leaks
12. Repair or replace radiator valves as needed
13. Mechanical permits are required for the above work.

Notes:

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1. Provide plans and specifications for any portion of the building that is to be rebuilt.
2. This property is in a designated Heritage Preservation District and all exterior work is subject to HPC guidelines and review before permits are issued. See attached explanation of design review process.
3. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
4. Interior of garage not available for inspection. Repair per applicable codes.

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: 249 Bates Ave  
April 27, 2015  
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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](mailto:jim.seeger@ci.stpaul.mn.us)

Attachments