



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

## Code Compliance Report

March 20, 2015

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

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

Re: 923 Margaret St  
File#: 09 268713 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 March 20, 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 March 20, 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. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
2. 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
3. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
4. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
5. Provide proper drainage around house to direct water away from foundation of

- garage. SPLC 34.08 (2)
6. Provide general rehabilitation of garage. SPLC 34.32 (3)
  7. Remove all ceiling and wall covering from basement.
  8. Repair fence to code.
  9. Install gutters and downspouts on west side of garage and east side of house.
  10. Repair steps to garage.
  11. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
  12. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
  13. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
  14. 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)
  15. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
  16. 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)
  17. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
  18. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
  19. 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

---

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. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
3. Verify wiring in garage is done to NEC. No access at time of inspection.
4. 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
5. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
6. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
7. 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
8. Properly strap and support cables and/or conduits. Chapter 3, NEC
9. 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

10. Basement -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
11. 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
12. 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
13. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
14. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
15. 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 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 -Water Heater -(MFGC 402.1) Install the gas shut off and the gas piping to code.
6. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
7. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
8. Basement -Water Heater -(MPC 1730 Subp.1) Install the water piping for the water heater to code.
9. Basement -Water Heater -(MPC 2180) The water heater must be fired and in service.
10. Basement -Water Meter -(MPC MPC1700-SPRWS, Sec.88.10) The water meter must be installed and in service.
11. Basement -Water Piping -(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
12. Basement -Water Piping -(SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
13. Exterior -Lawn Hydrants -(MPC 2000) The lawn hydrant(s) require a backflow assembly or device.
14. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
15. First Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing,

broken or has parts missing.

16. First Floor -Toilet Facilities -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
17. First Floor -Tub and Shower -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
18. First Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
19. First Floor -Tub and Shower -(MPC 2000 B) Install a vacuum breaker for the hand held shower.
20. 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

---

1. Install approved level handle manual gas shutoff valve on furnace and remove unapproved valve
2. Clean and Orsat test furnace 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
3. Install approved metal chimney liner
4. Replace furnace flue venting to code
5. Connect furnace and water heater venting into chimney liner
6. Vent clothes dryer to code and provide approved gas piping and valve.
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. A mechanical ventilation permit will be required for the bath fan.
11. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
12. Repair and/or replace heating registers as necessary
13. Provide heat in every habitable room and bathrooms
14. Mechanical gas permit is 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. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
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.)

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