



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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## Code Compliance Report

April 07, 2015

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

RAMSEY COUNTY PROPERTY RECORDS  
90 PLATO BLVD W  
ST PAUL MN 55107

Re: 1031 Minnehaha Ave E  
File#: 10 932468 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 18, 2015.

Please be advised that this report is accurate and correct as of the date April 07, 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 07, 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. 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. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
11. 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
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. Provide major clean-up of premises. SPLC 34.34 (4)
14. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
15. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
16. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
17. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
18. Provide general rehabilitation of garage. SPLC 34.32 (3)
19. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
20. Remove all wall and ceiling covering in basement.
21. Repair west side sloped roof sections on 2nd. floor ,drywall has been removed and needs inspection and insulation .
22. Install gutters and downspouts on west side of house.
23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
24. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
25. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
26. 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
27. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
28. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
29. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
30. 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: Steve Reimers

Phone: 651-266-9037

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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. 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
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. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
6. Repair damaged electrical due to vandalism to current NEC.
7. 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
8. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
9. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
10. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
11. 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
12. Properly strap and support cables and/or conduits. Chapter 3, NEC
13. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
14. 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
15. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
16. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
17. 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 -Soil and Waste Piping -(MPC 1430 Subp. 4) Install proper pipe supports.
2. Basement -Soil and Waste Piping -(MPC 2420) Replace all improper

connections, transitions, fittings or pipe usage.

3. Basement -Water Heater -(MPC 2210 Subp.4) Correct the pressure and temperature relief valve discharge.
4. Basement -Water Heater -(MFGC 402.1) Install the gas shut off and the gas piping to code.
5. Basement -Water Heater -(MPC 1730 Subp.1) Install the water piping for the water heater to code.
6. Basement -Water Heater -(MPC 0200 V) Install an approved automatic gas control valve.
7. Basement -Water Heater -(MPC 2180) The water heater must be fired and in service.
8. Basement -Water Meter -(MPC MPC1700-SPRWS, Sec.88.10) The water meter must be installed and in service.
9. Basement -Water Piping -(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
10. Basement -Water Piping -(SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
11. Exterior -Lawn Hydrants -(MPC 2000) The lawn hydrant(s) require a backflow assembly or device.
12. First Floor -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
13. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
14. First Floor -Laundry Tub -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
15. First Floor -Laundry Tub -(MPC 2300) Install the waste piping to code.
16. First Floor -Sink -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
17. First Floor -Sink -(MPC 2300) Install the waste piping to code.
18. Second Floor -Lavatory -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
19. Second Floor -Lavatory -(MPC 2300) Install the waste piping to code.
20. Second Floor -Toilet Facilities -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
21. Second Floor -Toilet Facilities -(MPC 0870) Reset the toilet on a firm base.
22. Second Floor -Tub and Shower -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
23. Second Floor -Tub and Shower -(MPC 2300) Install the waste piping 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 2000 B) Install a vacuum breaker for the hand held shower.
26. Second Floor -Tub and Shower -(MPC 1240) Replace the waste and overflow.

27. 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 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
2. Vent clothes dryer to code and provide approved gas piping and valve.
3. Provide adequate combustion air and support duct to code
4. Provide support for gas lines to code
5. Plug, cap and/or remove all disconnected gas lines and unapproved valves
6. 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.
7. 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.
8. Repair and/or replace heating registers as necessary
9. Provide heat in every habitable room and bathrooms
10. 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
11. Mechanical gas permit is required for the above work.

Notes:

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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.

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