



CITY OF SAINT PAUL

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## Code Compliance Report

April 01, 2016

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

STATE OF MN/RAMSEY COUNTY PRR  
90 PLATO BLVD W  
ST PAUL MN 55107

Re: 640 Central Ave W  
File#: 08 219802 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 14, 2016.

Please be advised that this report is accurate and correct as of the date April 01, 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 01, 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) RM1 zoning district.
2. The property was inspected as a Duplex.

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. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
3. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
4. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)

5. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
6. 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)
7. 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)
8. Re-level structure as much as is practical. SPLC 34.10 (2)
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. 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 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. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
17. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
18. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
19. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
20. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
21. Replace front retaining wall and install handrail on front steps.
22. Replace front steps at house and relevel front porch , replace all improperly installed siding , trim ,doors and windows. Install all required flashings on roofing and siding.
23. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
24. Replace or reinstall all siding , trim and flashing on outside of house to meet code.
25. Install safety glass in 1st. floor bathroom window.
26. Clean out basement and repair rear stairs to code, head height to short.
27. West side exterior stairs repair to code or remove.
28. South side stairs repair to code and install missing treads.
29. Repair roofing as needed and remove all roof jacks or boards from roof

surface.

30. 3ed. floor to be storage only or supply plans for build out.
31. Install downspouts and gutters on east side of building.
32. 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
33. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
34. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
35. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
36. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
37. 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)
38. 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: Dave Blank

Phone: 651-266-9035

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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. Properly wire furnace to current NEC.
3. Replace service conductors in basement service panel.
4. Replace damaged NM cable on 3rd level SW area.
5. Properly install NM cable on 3rd level
6. Perform an electrical load and heat loss calculation for 2nd and 3rd levels.
7. Install proper wiring methods in exterior service conduits.
8. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, 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. 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 (painted receptacles - (1) 2nd floor kitchen; (1) 2nd floor bathroom; (3) 2nd floor east bedrooms; (2) 2nd floor living room; (4) 3rd floor; (2) 1st floor living room; (2) 1st floor kitchen; (2) 1st floor East bedroom).
12. 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. 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

14. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
15. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
16. 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 -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
2. Basement -Lavatory -(MPC 701) Install the waste piping to code.
3. Basement -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
4. Basement -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
5. Basement -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
6. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
7. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
8. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
9. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
10. Basement -Toilet Facilities -(MPC 701) Install the waste piping to code.
11. Basement -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
12. Basement -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
13. Basement -Toilet Facilities -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
14. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
15. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
16. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
17. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
18. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
19. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.

20. Basement -Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
21. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
22. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
23. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
24. Basement -Water Piping -(MPC 604) Replace all the improper fittings and fittings that have improper usage.
25. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
26. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
27. First Floor -Sink -(MPC 701) Install the waste piping to code.
28. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
29. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
30. First Floor -Sink -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
31. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
32. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
33. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
34. Third Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
35. Third Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
36. Third Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
37. Third Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
38. Third Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
39. Third Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
40. Third Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
41. Third Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
42. Third Floor -Toilet Facilities -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
43. Third Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
44. Third Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
45. Third Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water

pipng to code.

46. Third Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
47. Third Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
48. 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

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1. Clean and Orsat test furnace/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. Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
3. Install approved metal chimney liner
4. Replace furnace/boiler flue venting to code
5. Connect furnace/boiler and water heater venting into chimney liner
6. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
7. Provide support for gas lines to code
8. Plug, cap and/or remove all disconnected gas lines
9. 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.
10. Repair and/or replace heating registers as necessary
11. A forced warm air heating system may only serve one dwelling unit – dwelling separation required.
12. Mechanical gas permits are required for the above work.
13. 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.

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.
4. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.

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,

Jim 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