



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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## Code Compliance Report

May 03, 2017

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

State Of Mn Trust Exempt  
Po Box 64097  
St Paul MN 55164-0097

Re: 548 Van Buren Ave  
File#: 15 035071 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on May 01, 2017.

Please be advised that this report is accurate and correct as of the date May 03, 2017. 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 May 03, 2017. 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) R4 zoning district.
2. The property was inspected as a Duplex.

This property was inspected as a Duplex which is not permitted in this zoning district; this property may be a non-conforming use and will require zoning approval before a sale can be approved, any permits may be issued or any work on the property is started.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
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. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
  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. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
  13. Provide major clean-up of premises. SPLC 34.34 (4)
  14. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
  15. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
  16. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
  17. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
  18. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
  19. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
  20. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
  21. Replace front porch floor framing and decking , also replace supports and steps. To meet code.
  22. Repair fence and gate's.
  23. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
  24. Re-build basement windows or replace.
  25. Repair foundation walls and install basement floor to code.
  26. Install vapor barrier in crawl space.
  27. Remove water damaged wall covering and shelving in basement.
  28. Repair basement stairs to code.

29. Replace steps at street sidewalk.
30. Install downspout and gutter on west side of garage.
31. 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
32. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
33. 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
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. 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: Wade Hoffman

Phone: 651-266-9030

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1. Ensure/rewire all electrical associated with NM cables dated after 2000 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
2. 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
3. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
4. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
5. Repair damaged electrical due to vandalism to current NEC.
6. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
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. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
10. 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
11. Properly strap and support cables and/or conduits. Chapter 3, NEC
12. 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. 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 electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Paul Zellmer

Phone: 651-266-8989

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1. Basement -Gas Piping -(MMC 103) Replace corroded gas piping/fittings.
2. Basement -Gas Piping -(MFGC 411) Replace improper piping or fittings.
3. Basement -Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
4. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
5. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
6. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
7. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
8. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
9. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
10. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
11. Basement -Water Heater -(MMC 701) Provide adequate combustion air for the gas burning appliance.
12. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
13. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
14. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
15. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
16. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
17. Basement -Water Piping -(MPC 603.5.10) Install a proper backflow assembly or device for the boiler fill water line.
18. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
19. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
20. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint

between the fixture and the wall or floor.

21. Bathroom -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
22. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
23. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
24. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
25. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
26. First Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
27. First Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
28. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
29. First Floor -Sink -(MPC 701) Install the waste piping to code.
30. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
31. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
32. First Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
33. First Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
34. First Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
35. First Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
36. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
37. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
38. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
39. First Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
40. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
41. First Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
42. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
43. First Floor -Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
44. Kitchen -Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
45. Second Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
46. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to

code.

47. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
48. Second Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
49. Second Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
50. Second Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
51. Second Floor -Sink -(MPC 701) Install the waste piping to code.
52. Second Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
53. Second Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
54. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
55. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
56. Second Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
57. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
58. Second Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
59. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
60. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
61. Second Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
62. Second Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
63. Second Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
64. Second Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
65. 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. Install approved level handle manual gas shutoff valve on boiler and remove unapproved valve
2. Install approved automatic gas valve for boiler

3. 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
4. Provide thirty (30) inches of clearance in front of boiler for service
5. Install approved metal chimney liner
6. Replace boiler flue venting to code
7. Connect boiler and water heater venting into chimney liner
8. Provide adequate clearance from flue vent pipe on boiler to combustible materials or provide approved shielding according to code
9. Vent clothes dryer to code
10. Provide adequate combustion air and support duct to code
11. Provide support for gas lines to code
12. Plug, cap and/or remove all disconnected gas lines
13. Provide a window in the bathrooms with a aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
14. Provide heat in every habitable room and bathrooms
15. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
16. Support supply and return piping from heating system according to code
17. Conduct witnessed pressure test on hot water heating system and check for leaks
18. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor
19. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
20. Repair or replace fin tube radiation and covers as needed
21. Repair or replace radiator valves as needed
22. Install isolation valves on boiler and return pipes.
23. Separate heating system is required for each dwelling unit. Furnace in basement can not be used for heating both 1st and 2nd floor units of duplex
24. Mechanical permits are required for the above work.

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. Interior of garage not available for inspection. Repair per applicable codes.

Re: 548 Van Buren Ave  
May 03, 2017  
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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