



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  
90 PLATO BLVD W  
ST PAUL MN 55107

Re: 358 Maria Ave  
File#: 08 071121 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) RT1 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. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
3. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
4. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)

5. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
6. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
7. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
8. 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)
9. 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)
10. Re-level structure as much as is practical. SPLC 34.10 (2)
11. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
12. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)
13. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
14. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
15. 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
16. Provide major clean-up of premises. SPLC 34.34 (4)
17. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
18. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
19. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
20. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
21. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
22. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
23. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
24. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
25. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
26. Rebuild front porch floor and replace all decayed framing to code. North side of porch needs to be raised about 3" .
27. South side rear porch needs all decayed framing replaced and post re-installed.
28. Remove all wall covering in basement.
29. Install vapor barrier in front crawl space.
30. Re-install missing post in basement.
31. Repair or replace basement windows.

32. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
33. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
34. 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
35. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
36. 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
37. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
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: Peggy Schlichte

Phone: 651-266-9039

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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 support/wire exterior luminaire (light fixture) at entry door and all exterior fixtures on house. Articles 110.3 (B), 314.20, NEC
3. Ensure/properly wire furnace(s) to current NEC.
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. Basement -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
7. Basement -Properly strap and support cables and/or conduits. Chapter 3, NEC
8. Basement/Exterior -Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
9. Both Panels -Replace electrical service panel due to excessive corrosion. Article 110.12 (B), NEC
10. Both Panels -Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
11. Both Units -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
12. Both Units -NEC 250.148 Ensure grounding to bath room fixtures.
13. Throughout -Install box extensions on devices mounted in wood paneling. Article 314.20, NEC

14. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. This includes both Units, basement, exterior on house
15. Throughout -NEC 406.5 Provide for all receptacles to be flush to the finished plate.
16. 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
17. 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
18. Upper Unit -Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
19. 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 .0100 & 901) Install a proper fixture vent to code.
4. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
5. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
6. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
7. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
8. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
9. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
10. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
11. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
12. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
13. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
14. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
15. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
16. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the

first major take off.

17. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
18. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
19. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
20. First Floor -Sink -(MPC 701) Install the waste piping to code.
21. First Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
22. First Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
23. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
24. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
25. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
26. Second Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
27. Second Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
28. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
29. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
30. Second Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
31. 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: Maureen Hanson

Phone: 651-266-9043

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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 extremely corroded furnace flue venting to code
5. Connect furnace and water heater venting into chimney liner
6. Provide adequate clearance from flue vent pipe on furnace to combustible materials or provide approved shielding according to code

7. Vent clothes dryer to code
8. Provide adequate combustion air and support duct to code
9. Provide support for gas lines to code
10. Plug, cap and/or remove all disconnected gas lines and unapproved valves
11. 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.
12. 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.
13. Repair and/or replace heating registers as necessary
14. Provide heat in every habitable room and bathrooms
15. 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
16. Mechanical Gas 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. 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.
4. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

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: 358 Maria Ave  
May 03, 2017  
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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