



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
www.stpaul.gov/dsi

## Code Compliance Report

April 02, 2018

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

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

26.25.17-42-060

Re: 2070 Manitou Ave  
File#: 12 081083 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 06, 2018.

Please be advised that this report is accurate and correct as of the date April 02, 2018. 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 02, 2018. 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. This property was inspected as a Single Family Dwelling.

**BUILDING Inspector: Jim Seeger**

**Phone: 651-266-9046**

1. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
2. 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)
3. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (exempt. 4)
4. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation

An Equal Opportunity Employer

Code and the MN Dept. of Labor and Industry: Install per code where feasible.  
MNRC Ch 1309 Sect 313.2.1

5. Provide major clean- up of premises. SPLC 34.34 (4)
6. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
7. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
8. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
9. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
10. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
11. Repair chimney in an approved manner. SPLC 34.09 (1)
12. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
13. Provide general rehabilitation of garage. SPLC 34.32 (3)
14. Replace front steps.
15. Repair stucco and trim at rear door.
16. Rebuild basement stairs , treads need to be uniform.
17. Install safety glass in window over bathtub.
18. Replace rear patio or re- grade to code.
19. Replace missing siding on garage.
20. Repair or replace soffits and fascia.
21. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
22. 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
23. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
24. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
25. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
26. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
27. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
28. 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: Gary Koehnen**

**Phone: 651- 266- 9039**

1. Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
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.
  - Remove overhead service to garage, rewire to current NEC.
  - Inside garage as well.
6. 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
7. Replace electrical service panel due to excessive corrosion. Article 110.12 (B), NEC
8. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
9. Properly wire furnace to current NEC.
10. Properly wire whirlpool tub to Article 680, current NEC.
11. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
12. 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
13. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
14. 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
15. Properly strap and support cables and/or conduits. Chapter 3, NEC
16. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
17. 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
18. 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 .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 313) Install proper pipe supports.
7. Basement - Soil and Waste Piping - (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
8. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
9. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
10. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
11. Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.
12. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
13. Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
14. Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
15. Basement - Water Piping - (MPC 604) Replace all the improper fittings and fittings that have improper usage.
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 - Lavatory - (MPC 701) Install the waste piping to code.
20. First Floor - Plumbing - General - (MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing. (First floor)
21. First Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
22. First Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
23. First Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
24. First Floor - Tub and Shower - (MPC 417.3) Install a vacuum breaker for the hand held shower.
25. First Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
26. 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: Aaron Havlicek**

**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. 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.
4. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
5. Provide adequate combustion air and support duct to code.
6. Provide support for gas lines to code.
7. Plug, cap and/or remove all disconnected gas lines, non- conforming gas lines and unapproved valves.
8. 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.
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. Provide heat in every habitable room and bathrooms.
12. Mechanical permits GAS 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. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
4. Interior of garage not available for inspection. Repair per applicable codes.

Re: 2070 Manitou Ave  
April 02, 2018  
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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



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220  
St Paul, Minnesota 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
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## TEST RECORD FOR EXISTING OR NEW FUEL BURNING EQUIPMENT

(Use separate form for each appliance)

Address: \_\_\_\_\_ Date of Test: \_\_\_\_\_

Owner: \_\_\_\_\_

**TYPE OF FUEL:** Gas \_\_\_\_\_ Oil \_\_\_\_\_ Other \_\_\_\_\_

Make of Furnace/Boiler \_\_\_\_\_ Model # \_\_\_\_\_

Serial # \_\_\_\_\_ Max BTU Input: \_\_\_\_\_

Equipment venting type: Atmospheric \_\_\_\_\_ Induced Fan \_\_\_\_\_ Other \_\_\_\_\_

**Total BTU input of all vented gas appliances into common chimney:** \_\_\_\_\_

Type of Chimney: Masonry \_\_\_\_\_ Class B \_\_\_\_\_ Other \_\_\_\_\_

Type of Liner: None \_\_\_\_\_ Metal \_\_\_\_\_ Clay Tile \_\_\_\_\_ Combustion Air Supply Required? Yes \_\_\_\_\_ No \_\_\_\_\_

<b>Safety &amp; Operating Control Tests:</b>	<b>Yes</b>	<b>No</b>	<b>Fuel Analysis/Flue Gas Analysis:</b>	<b>Yes</b>	<b>No</b>
Pilot/Flame Safeguard Operating Properly	_____	_____	Vents Properly Without Spillage	_____	_____
Limit(s) Operating Properly	_____	_____	Flame Stays Inside/Doesn't Roll Out	_____	_____
Operator(s) Operating Properly	_____	_____	Burner Lights Smoothly	_____	_____
Low Water Cut-Off Operating Properly	_____	_____	All Controls Operating Properly	_____	_____

	<b>Initial</b>	<b>Final</b>	<b>Visual Inspection</b>	<b>Yes</b>	<b>No</b>
Stack Temperature	_____ °F/Net	_____ °F/Net	Fuel Piping System - OK?	_____	_____
Oxygen	_____ %	_____ %	Vent Systems - Drafthood?	_____	_____
Carbon Dioxide	_____ %	_____ %	Connector, Vent Chimney - OK?	_____	_____
Carbon Monoxide	_____ %/ppm	_____ %/ppm	Heating Unit Safe?	_____	_____

### Look At Total Heating System Before You Leave:

Does system operate safely and properly? Yes \_\_\_\_\_ No \_\_\_\_\_

**COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name of Licensed Contractor: \_\_\_\_\_ Phone # \_\_\_\_\_

Address: \_\_\_\_\_

Person Conducting Test: \_\_\_\_\_  
(Print Name) (Signature)

City of Saint Paul Certificate of Competency card number for appropriate fuel: \_\_\_\_\_



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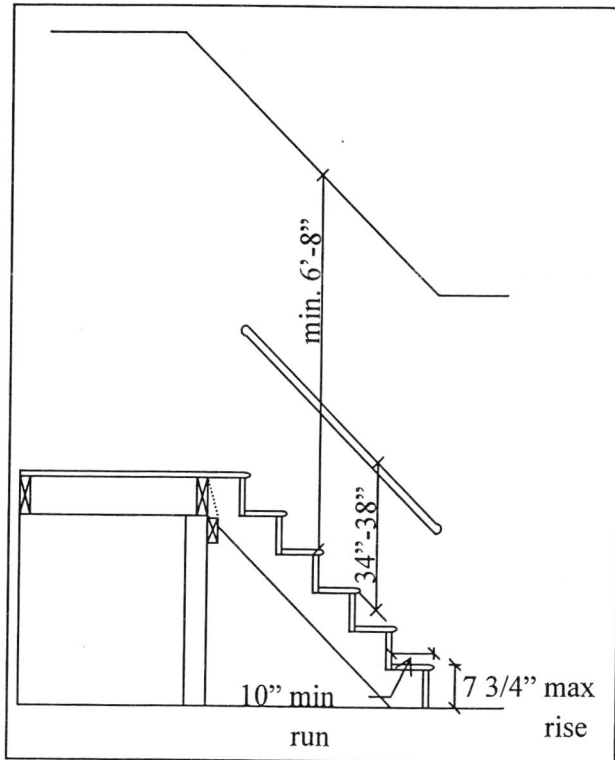
Telephone: 651-266-9007  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

## Stairways and Handrails for Residential Structures

### **R311.5 Stairways**

**Width:** Stairways shall not be less than 36" in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4-1/2" on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31-1/2" where a handrail is installed on one side and 27" where handrails are provided on both sides.

**Treads and Risers:** The max riser height is 7 3/4" and the min tread depth shall be 10". The riser height shall be measured vertically between leading edges of the adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The walking surface of treads and landings of a stairway shall be sloped no steeper than 1:48(2%). The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8". The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8".



**Headroom:** The min headroom in all parts of the stairway shall not be less than 6'-8" measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing of platform.

**Landings (R311.5.4):** There shall be a floor or landing at the top and bottom of each stairway, except at the top of an interior flight of stairs provided a door does not swing over the stairs. The width of each landing shall not be less than the stairway served. Every landing shall have a minimum dimension of 36" measured in the direction of travel.

**Guards (R312):** Porches, balconies or raised floor surfaces located more than 30" above the floor or grade below shall have guards not less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 34" in height measured vertically from the nosing of the treads. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4" in diameter.

Exception: The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6" cannot pass through.

*(See Reverse for Handrails)*



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1. A homeowner permit may be issued to an owner/occupant of a single family dwelling.
2. Building and general construction permits are required for any structural work or when repairs exceed the present market value of \$500.00 material and labor.
3. All plumbing, electrical and mechanical work requires a permit unless otherwise noted.
4. All work must be done by permit holder (responsible party).
5. An inspection by plumbing and/or electrical inspectors must be performed on all piping or wiring before it is concealed by walls, ceilings, floors, dirt or concrete.
6. Plumbing installations may require air test which must be performed by a licensed plumber.
7. Final air test for plumbing, and approval after fixtures have been installed, must be received by this department before fixtures are used.
8. All extra inspections, because of incorrect installation, will cost \$70.00 per inspection.
9. It is the permit holder's responsibility to notify the inspector between 7:30 a.m. and 9:00 a.m. when they are ready for an inspection.
10. On vacant buildings, plumbing permits can only be issued to and work performed by a licensed, Saint Paul Plumbing Contractor. Work cannot be done by future homeowner/occupant.
11. On vacant buildings, electrical permits will be issued to future homeowner/occupant only on the unit they are going to occupy.
12. For inquires about orders or requests for alternative methods of compliance, call Jim Seeger at 651-266-9046, between 7:30 a.m. and 9:00 a.m. If you consider these code requirements to be unreasonable, you may appeal to the Legislative Hearing Officer. An application for an appeal may be obtained at the City Clerks Office, 15 West Kellogg Blvd., Room 310 City Hall 651-266-8688, within ten (10) days of the date of the original orders.

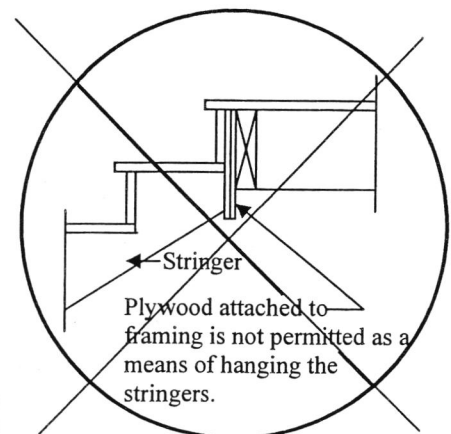
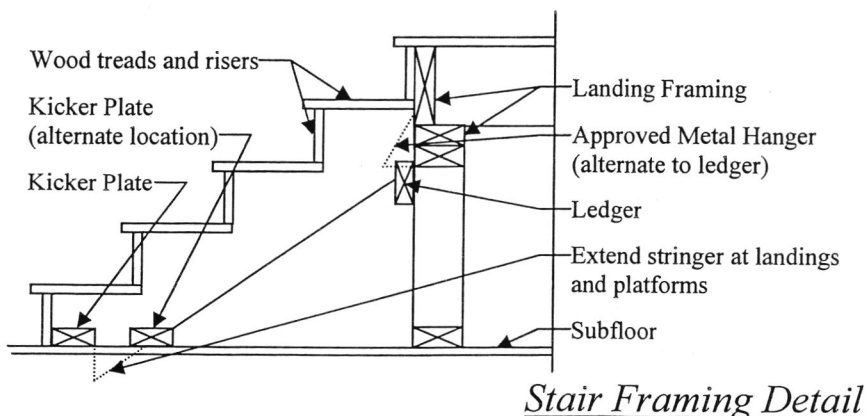
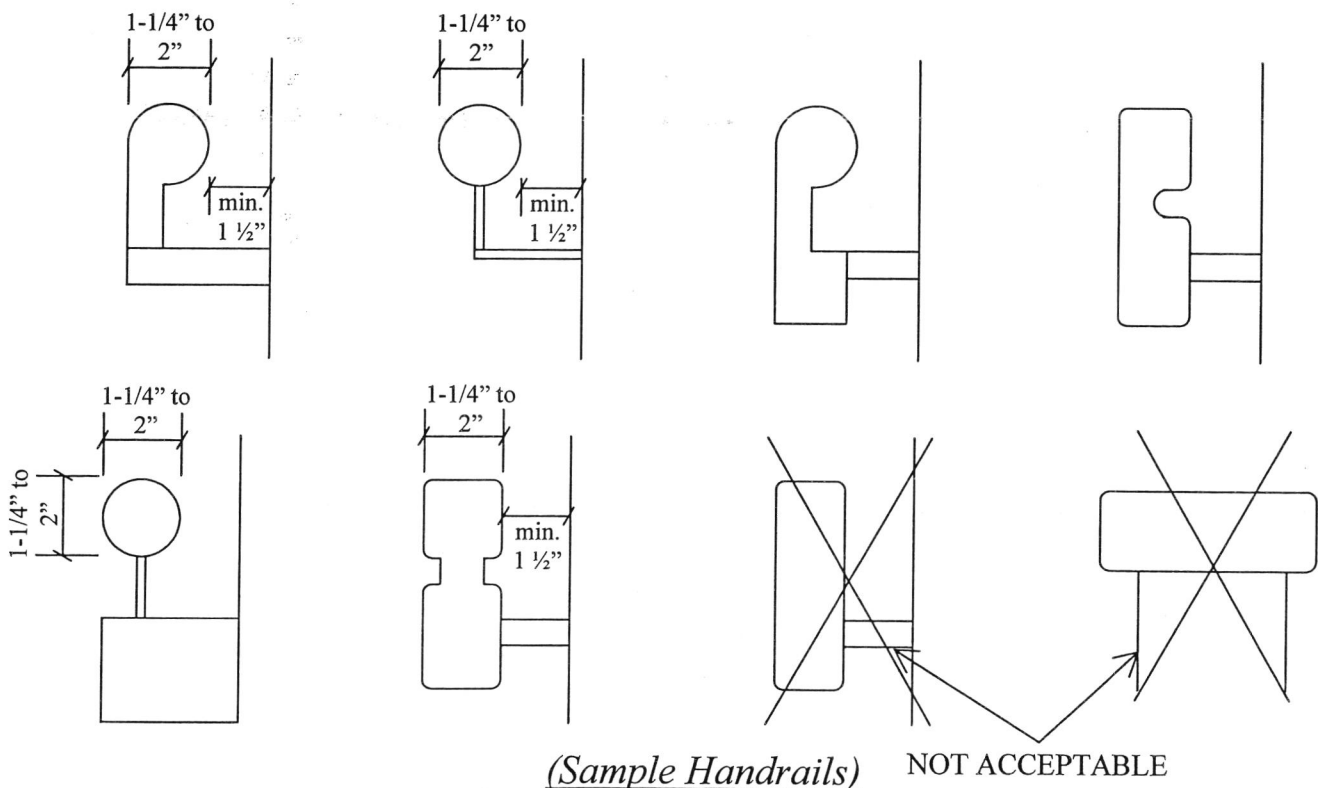
## Section R311.5.6 Handrails

**Handrails:** Handrails having minimum and maximum heights of 34" and 38", respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways. All required handrails shall be continuous the full length of the stairs with 4 or more risers from a point directly above the top riser of a flight to a point directly above the lowest riser of the flight. Ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1-1/2" between the wall and the handrail.

Exceptions:

1. Handrails shall be permitted to be interrupted by a newel post at a turn.
2. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.

**Handrail Grip Size:** The handgrip portion of handrails shall have a circular cross section of 1-1/4" minimum to 2" maximum. Other handrail shapes that provide an equivalent grasping surface are permissible. Edges shall have a minimum radius of 1/8".



# NOTICE

## LEAD BASED PAINT HAZARD

If your property was built before 1978, it may contain LEAD PAINT HAZARDS. It is important to take precautions when removing lead paint. (Removing lead paint creates hazardous dust which may cause lead poisoning, a particular danger to children). You can test your paint for lead either at the Saint Paul Public Health Department or at a number of private labs. For Information on proper paint removal call the Ramsey County Health Department at 651-266-1138.

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# NOTICE

SAINT PAUL LEGISLATIVE CODE, CHAPTER 35, requires that the Name, Address, City, State and Zip Code of the owner or an agent responsible for this property be posted in a conspicuous place at or near the front entrance of the building. This Notice should be readable from the outside of the building.

A TELEPHONE NUMBER for 24-hour service shall be available to the tenants of this building.

This is for rental housing only. Owner-occupied property is exempt from these requirements.

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