



CITY OF SAINT PAUL

## Code Compliance Report

September 02, 2021

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

DAVID SCHRAMMEL  
PO BOX 4096  
ST PAUL MN 55104

Re: 830 Iglehart Ave  
File#: 11 111305 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on August 23, 2021.

Please be advised that this report is accurate and correct as of the date September 02, 2021. 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 September 02, 2021. 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) RT2 zoning district.
2. The property was inspected as a Duplex.

**BUILDING Inspector: Nathan Bruhn**

**Phone: 651-266-9033**

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
3. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
4. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
5. 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

6. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
7. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
8. Obtain all trade permits and final inspections.
9. Add 1st and 2nd floor decks to code or add guardrails to rear doors.
10. 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: Dan Moynihan**

**Phone: 651- 266- 9036**

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1. Basement - Service/Sub Panel - Ensure the Grounding Electrode System is installed to the current NEC, per Article 250 Part III.
2. Basement - Service/Sub Panel - Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
3. Basement - Service/Sub Panel - All receptacles below the electrical panels are required to be GFCI protected, per NEC 210.8(A).
4. Exterior/Outside - Back - Replace broken PVC connector attached to the electrical meter socket, to current NEC.
5. Throughout - Electrical rough-in completed under the 2014 NEC prior to wall covering installation. There are no devices, luminaires, and HWSA's installed currently. All completed electrical will be required to meet the 2020 NEC, under a new electrical permit.
6. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

**PLUMBING Inspector: Paul Zellmer**

**Phone: 651- 266- 9048**

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1. 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.
2. Basement - Soil and Waste Piping - (MPC 313) Install proper pipe supports.
3. Basement - Soil and Waste Piping - (MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
4. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
5. Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.
6. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
7. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
8. First Floor - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
9. First Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.

10. First Floor - Lavatory - (MPC 701) Install the waste piping to code.
11. First Floor - Plumbing - General - (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
12. First Floor - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
13. First Floor - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
14. First Floor - Sink - (MPC 701) Install the waste piping to code.
15. First Floor - Tub and Shower - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
16. First Floor - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
17. Second Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
18. Second Floor - Lavatory - (MPC 701) Install the waste piping to code.
19. Second Floor - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
20. Second Floor - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
21. Second Floor - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
22. Second Floor - Sink - (MPC 701) Install the waste piping to code.
23. Second Floor - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
24. Second Floor - Toilet Facilities - (MPC .0100 P & Q & 419.2) Install the water piping to code.
25. Second Floor - Tub and Shower - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
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: Erik Witt**

**Phone: 651- 266- 9045**

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1. Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
3. 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.

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.
7. Provide adequate combustion air and support duct to code.
8. Provide support for gas lines to code.
9. Plug, cap and/or remove all disconnected gas lines and unapproved valves.
10. Provide heat in every habitable room and bathrooms.
11. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank.
12. Support supply and return piping from heating system according to code.
13. Conduct witnessed pressure test on hot water heating system and check for leaks.
14. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
15. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
16. Repair or replace radiator valves as needed.
17. Mechanical permits are required for the above work.
18. Gas piping has sections missing and open, a witnessed pressure test will be required before being put into service.

**Notes:**

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1. See attachment for permit requirements and appeals procedure.
2. This property is designated by the Vacant Buildings Department as a Category #3 which requires a \$5,000.00 Performance Bond or Deposit at the time the permit is issued.

**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: 830 Iglehart Ave  
September 02, 2021  
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If you have any questions regarding this inspection report, please contact Nathan Bruhn between 7:30 - 9:00 AM at 651- 266- 9033 or leave a voice mail message.

Sincerely,

Nathan Bruhn  
Code Compliance Officer  
Department of Safety and Inspections  
City of Saint Paul  
375 Jackson Street, Suite 220  
Saint Paul MN 55101  
Phone: 651- 266- 9033  
Email: [nathan.bruhn@ci.stpaul.mn.us](mailto:nathan.bruhn@ci.stpaul.mn.us)

Attachments