



## Code Compliance Report

September 16, 2019

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

CARL BERGER  
20601 EASTVIEW AVE  
FARMINGTON MN 55024-7345

Re: 1457 3rd St E  
File#: 14 334073 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on August 27, 2019.

Please be advised that this report is accurate and correct as of the date September 16, 2019. 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 16, 2019. 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) R3 zoning district.
2. This property was inspected as a Single Family Dwelling.

**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 proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
3. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
4. Properly install windows with required house wrap and trim . Owner using insert windows , old sash still in place.

5. Repair and paint storage shed or remove.
6. Rebuild retaining walls with proper granular fill and drainage.
7. Basement garage to be fire rated at common ceiling and wall.
8. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
9. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
10. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
11. 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)
12. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
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. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
16. 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**

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1. Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
2. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
3. 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
4. Properly strap and support cables and/or conduits. Chapter 3, NEC
5. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
6. 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
7. 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
8. Install box extensions on devices mounted in wood paneling and tile. Article 314.20, NEC
9. 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

10. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Illegal wiring throughout home.
11. 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
12. Properly wire electric range receptacle/branch circuit/overcurrent device to current NEC.
13. Properly wire furnace to current NEC.
14. Properly wire electric water heater to current NEC.
15. Properly wire microwave/hood fan above range to current NEC.
16. Properly wire dishwasher/disposal to current NEC.
17. Illegally upgraded service panel. Wire and ground to current NEC. Including mast and meter.
18. Ensure/rewire all electrical associated with NM cables dated after \_\_\_\_\_ to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d). Remove all sheetrock as necessary to perform a rough-in inspection.
19. 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
20. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
21. 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 614.1- 614.7) Vent clothes dryer to code.
2. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
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 - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
6. Basement - Lavatory - (MPC 701) Install the waste piping to code.
7. Basement - Soil and Waste Piping - (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
8. Basement - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
9. Basement - Toilet Facilities - (MPC 701) Install the waste piping to code.
10. Basement - Tub and Shower - (MPC .0100 P & Q & 419.2) Install the water piping to code.
11. Basement - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
12. Basement - Water Heater - (MPC .0100 Q)The water heater must be fired and in

service.

13. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
14. First Floor - Lavatory - (MPC 701) Install the waste piping to code.
15. First Floor - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
16. 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/boiler and remove unapproved valve.
2. 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.
3. Move return air intake a minimum of ten (10) feet from furnace flue draft diverter or relocate it to another room. 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. Replace furnace/boiler flue venting to code.
5. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
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, non-conforming gas lines and unapproved valves.
10. 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.
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. Repair and/or replace heating registers as necessary.
13. Provide heat in every habitable room and bathrooms.

14. Submit Documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings.
15. Submit documentation verifying that A/C system is operable, if not, repair, replace or remove and seal all openings.
16. Mechanical permits are required for the above work.
17. ALL MECHANICAL EQUIPMENT - SPLC 34.11[6] All existing mechanical equipment, duct work and all gas piping must be tested and re-certified by a licensed Mechanical Contractor and inspected under permit. All existing Mechanical equipment will be required to meet current codes being enforced at time of inspection.

**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.

**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.)

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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