



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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Saint Paul, MN 55101-1806

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## Code Compliance Report

September 18, 2017

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

Francis X Viggiano  
86 Spruce St  
Mahtomedi MN 55115-1977

Re: 595 Park St  
File#: 08 206322 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on August 18, 2017.

Please be advised that this report is accurate and correct as of the date September 18, 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 September 18, 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) CAAPCJ zoning district.
2. The property was inspected as a Duplex.

**BUILDING Inspector: Jim Seeger**

**Phone: 651- 266- 9046**

1. 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
2. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
3. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)

4. 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)
5. 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)
6. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
7. 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
8. Provide major clean- up of premises. SPLC 34.34 (4)
9. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
10. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
11. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
12. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
13. Provide general rehabilitation of garage. SPLC 34.32 (3)
14. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
15. Replace front steps to code.
16. Replace front porch roof covering.
17. Replace decayed trim on windows , doors , fascia and soffit.
18. Replace missing garage soffit.
19. Replace decayed or damaged garage siding.
20. Replace rear deck joist hangers and install flashing at house also properly anchor deck to building.
21. Replace all decayed deck boards on deck and stairs, also install frost footings to code.
22. Deck hangs over beam more than code allows. Rebuild deck to code with approved plans.
23. 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
24. Remove trees from around garage and install gable end truss bracing.
25. Insure 1st. floor ceiling has 1 hour fire rated assembly.
26. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
27. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
28. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
29. 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)
30. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
  31. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
  32. 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: Randy Klossner**

**Phone: 651- 266- 9032**

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1. Properly wire electric range receptacle/branch circuit/overcurrent device to current NEC.
2. Install box extensions on devices mounted in wood paneling. Article 314.20, 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.
6. Replace damaged electrical service panels. Article 110.12 (B), NEC
7. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
8. Repair damaged electrical due to vandalism to current NEC.
9. Properly wire furnace to current NEC.
10. Home has been vandalized. Rewire all to current NEC.
11. Install globe type fixtures on all closet lights.
12. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
13. 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
14. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
15. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
16. 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
17. Properly strap and support cables and/or conduits. Chapter 3, NEC
18. 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
19. 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

20. 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 - 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 P & Q & 419.2) Install the water piping to code.
6. Basement - Soil and Waste Piping - (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
7. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
8. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
9. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
10. Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.
11. Basement - Water Heater - (MPC .0100 V) Install an approved automatic gas control valve.
12. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
13. Basement - Water Meter - (MPC 609.11 & SPRW Sec. 904.04 (a)) Raise the water meter to a minimum of 12 inches above the floor.
14. Basement - Water Meter - (MPC 609.11) Support the water meter to code.
15. Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
16. Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
17. Basement - Water Piping - (MPC 610) Replace all the improperly sized water piping.
18. Bathroom - Plumbing - General - (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
19. Bathroom - Plumbing - General - (MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
20. First Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
21. First Floor - Lavatory - (MPC 701) Install the waste piping to code.
22. First Floor - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
23. First Floor - Lavatory - (MPC 0200 P) Repair/replace the faucet that is missing,

broken or has parts missing.

24. First Floor - Plumbing - General - (MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
25. First Floor - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
26. First Floor - Sink - (MPC 701) Install the waste piping to code.
27. First Floor - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
28. First Floor - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
29. First Floor - Toilet Facilities - (MPC 701) Install the waste piping to code.
30. First Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
31. First Floor - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
32. First Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
33. First Floor - Tub and Shower - (MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
34. First Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
35. First Floor - Tub and Shower - (MPC 409.2) Provide an approved waste stopper
36. Second Floor - Tub and Shower - (MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
37. Second Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
38. Second Floor - Tub and Shower - (MPC 409.2) Provide an approved waste stopper
39. 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. Clean and Orsat test furnaceburner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
2. Install approved metal chimney liner
3. Replace furnace flue venting to code
4. Connect furnace and water heater venting into chimney liner
5. Provide adequate clearance from flue vent pipe on furnace 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. Gas pipe requires to be pressure tested and approved before gas is turned back on. Plug, cap and/or remove all disconnected gas lines
10. Clean all supply and return ducts for warm air heating system
11. Repair and/or replace heating registers as necessary
12. Provide heat in every habitable room and bathrooms
13. 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
14. 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.

**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: 595 Park St  
September 18, 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