



CITY OF SAINT PAUL

Code Compliance Report

October 09, 2023

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

Andrea Christine Roark
1213 Woodbridge St
St Paul MN 55117-4443

Re: 1213 Woodbridge St
File#: 21 325184 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on September 07, 2023.

Please be advised that this report is accurate and correct as of the date October 09, 2023. 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 October 09, 2023. 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 Robert Humphrey at 651-266-9123.

****Please note that permits cannot be issued online. Permits must be applied for in person, via fax or mail.****

ZONING

1. This property is in a(n) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Clint Zane

Phone: 651-266-9029

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. 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)
3. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
4. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
5. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
6. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
7. 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)
8. 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)
9. Charred building components shall be scraped or sandblasted completely clean and water- damaged components replaced. A determination of necessary fire damage corrective measures shall be made by this department or by a registered structural engineer as to replacement, repairs, etc. All smoke damaged and charred members shall be cleaned, sealed and deodorized. SPLC 34.09
10. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
11. Where wall and ceiling covering is removed install full thickness or code- specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
12. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
13. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
14. 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
15. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
16. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
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. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
21. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
22. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
23. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
24. Provide general rehabilitation of garage. SPLC 34.32 (3)

25. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
26. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
27. ***Contact inspector for a preliminary inspection before construction begins.
28. ***Preliminary inspection of garage required as it was not accessible. Replace existing damaged overhead garage door.
29. ***Stair entrance to basement shall be constructed in a manner that is acceptable by the building inspector.
30. Cover water meter pit with concrete or decay resistant, screwed-down cover. Cleanouts to be flush with floor slab.
31. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
32. 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
33. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
34. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
35. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
36. 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

1. The home is completely gutted. rewire all to current NEC standards.
2. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Rebecca Perry

Phone: 651- 266- 9040

1. Plumbing - General - (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
2. Plumbing - General - (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
3. Plumbing - General - (MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
4. Plumbing - General - (MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
5. Water Meter - (MPC 609.11) Support the water meter to code.
6. Basement - Gas Piping - (MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
7. Basement - Gas Piping - (MMC 103) Remove all disconnected gas lines and unapproved valves.
8. Basement - Gas Piping - (MFGC 411) Replace improper piping or fittings.

9. Basement - Gas Piping - (MFGC 402) Install piping and fittings with the proper sizing.
10. Basement - Laundry Tub - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
11. Basement - Laundry Tub - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
12. Basement - Laundry Tub - (MPC .0100 B) Provide the proper potable water protection for the faucet spout.
13. Basement - Laundry Tub - (MPC .0100 P & Q & 419.2) Install the water piping to code.
14. 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.
15. Basement - Soil and Waste Piping - (MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
16. Basement - Soil and Waste Piping - (MPC 313) Install proper pipe supports.
17. Basement - Soil and Waste Piping - (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
18. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
19. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
20. Exterior - Lawn Hydrants - (MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
21. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
22. First Floor - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
23. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
24. First Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
25. First Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
26. First Floor - Lavatory - (MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
27. First Floor - Piping Vents - (MPC 2520 Subp.1) Provide the proper full size vent through the roof.
28. First Floor - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
29. First Floor - Sink - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
30. Second Floor - Lavatory - (MPC 701) Install the waste piping to code.
31. Second Floor - Piping Vents - (MPC 904 & 906.7) Install the correct size piping vents.

32. 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: Laurent Wickland

Phone: 651- 266- 9031

1. Per MFGC 2020 409.1.4 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee. The main shutoff valve shall be installed in the first available location inside the building 5 feet or less above floor.
2. SPLC 34.11 (6) - Clean and Orsat test boiler burner. Check all controls for proper operation. Check boiler heat exchanger for leaks. Provide documentation from a licensed contractor that the heating unit is safe to operate.
3. Per MFGC 2020 308.4.1 - Provide clearances for furnace/boiler per manufacturer's instructions.
4. Per MFGC 2020 503.1 - Replace boiler flue venting to code.
5. Per MFGC 2020 501.12 - Connect boiler and water heater venting into chimney liner.
6. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.
7. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.
8. Per MFGC 2020 407.2 - Provide support for gas lines to code.
9. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
10. SPLC 34.11 Provide heat in every habitable room.
11. Per MMC 2020 Attach metal tag to non-diaphragm type expansion tank valve stating that this valve must be open at all times except when draining the expansion tank.
12. Per MMC 2020 305.1 - Support supply and return piping from heating system according to code.
13. Per MMC 2020 1208.1 - Conduct witnessed pressure test on hot water heating system and check for leaks.
Per MFGC 2020 406.1 Provide witnessed pressure test on gas piping system.
14. Per MMC 2020 1006.6 - Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
15. Per MMC 2020 1206.3 - Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
16. MMC 1202.2 - Repair or replace fin tube radiation and covers as needed.
17. Per MMC 2020 1202.2 - Repair or replace radiator valves as needed.

18. Per MMC 2020 1346.0103 - Unable to gain entry to garage during inspection, however chimney vent is visible through the roof. If there is any nonconforming heating equipment in the garage, remove it and all connecting piping and venting and permanently seal and plug all openings or install equipment to code.
19. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.

Notes:

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.
3. Provide plans and specifications for any portion of the building that is to be rebuilt.
4. Interior of garage not available for inspection. Repair per applicable codes.

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: 1213 Woodbridge St
October 09, 2023
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If you have any questions regarding this inspection report, please contact Clint Zane between 7:30 - 9:00 AM at 651- 266- 9029 or leave a voice mail message.

Sincerely,

Clint Zane
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 300
Saint Paul MN 55101
Phone: 651- 266- 9029
Email: Clint.Zane@ci.stpaul.mn.us

Attachments