



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

## Code Compliance Report

September 07, 2016

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

MOLLY & LAURON MORGAN  
225 9TH ST E  
ST PAUL MN 55101

Re: 106 King St E  
File#: 13 180054 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on August 10, 2016.

Please be advised that this report is accurate and correct as of the date September 07, 2016. 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 07, 2016. 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) RT1 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. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
3. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
4. 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

5. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
6. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
7. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
8. Provide general rehabilitation of garage. SPLC 34.32 (3)
9. Repair rain leaders, (water doesn't run up hill)
10. Tuck point and replace brick where needed.
11. Provide plans and spec's to DSI for loading and placement of post and beams.
12. Permanently secure top and bottom of support posts in an approved manner.  
MNRC Ch 1309 Sect. 407.3
13. Provide support for floor at waste and vent stack for 2nd. floor.
14. Install drip cap on overhead door.
15. Double fee work done without permits \$5000 value.
16. 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
17. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
18. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
19. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
20. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
21. 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)
22. 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)
23. 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: Joe Sobanski

Phone: 651-266-9034

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1. Ensure/rewire all electrical associated with NM cables dated after 2014 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
2. 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
3. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC

4. 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
5. 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
6. 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
7. Verify that the wiring in the garage is installed per NEC.
8. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Troy McManus

Phone: 651-266-9053

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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 -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
6. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
7. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
8. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
9. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
10. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
11. Basement -Water Piping -(MPC 604) Replace all the improper fittings and fittings that have improper usage.
12. Basement -Water Piping -(MPC 603.5.10) Install a proper backflow assembly or device for the boiler fill water line.
13. Basement -Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
14. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
15. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
16. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector

and gas piping for the range.

17. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
18. First Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
19. First Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
20. First Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
21. First Floor -Sink -(MPC 701) Install the waste piping to code.
22. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
23. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
24. First Floor -Sink -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
25. First Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
26. First Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
27. First Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
28. First Floor -Toilet Facilities -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
29. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
30. First Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
31. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
32. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
33. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
34. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
35. Second Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
36. Second Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
37. Second Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
38. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
39. Second Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
40. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
41. Second Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.

42. Second Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
43. Second Floor -Tub and Shower -(MPC 402.11) Provide access.
44. 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: Pat McCullough

Phone: 651-266-9015

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1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
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. Vent clothes dryer to code
4. Plug, cap and/or remove all disconnected gas lines
5. 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.
6. Repair and/or replace heating registers as necessary
7. Provide heat in every habitable room and bathrooms
8. Run condensate drain from A/C unit coil in basement to an approved location and secure as needed
9. Mechanical Gas permits are required for the above work.
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.

Notes:

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1. 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.
2. Provide plans and specifications for any portion of the building that is to be rebuilt.
3. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
4. Interior of garage not available for inspection. Repair per applicable codes.

Re: 106 King St E  
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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