



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

## Code Compliance Report

December 15, 2014

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

Marie L Freeze (life tenant)  
918 Meadowood Lane  
Douglasville GA 30135

Re: 722 Concordia Ave  
File#: 13 247079 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on November 07, 2014.

Please be advised that this report is accurate and correct as of the date December 15, 2014. 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 December 15, 2014. 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:

### ZONING

1. This property is in a(n) RM2 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
2. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
3. 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)
4. 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

5. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
6. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
7. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
8. 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
9. Provide major clean-up of premises. SPLC 34.34 (4)
10. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
11. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
12. 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
13. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
14. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
15. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
16. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
17. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
18. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
19. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
20. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
21. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
22. Remove all floor and wall covering from basement walls.
23. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
24. Have both fireplaces inspected and sealed or repaired as report deams needed.
25. Remove all ceiling covering from 1st. floor , all ceiling area's in rooms are fire damaged or have holes in. Bring sloped ceiling area's up to code and insure roofs are vented or hot roof wavier signed for roof system.
26. Replace overhead garage door and repair fence and gate.
27. Replace inside stair treads and deck stairs , also repair or replace framing as needed on deck , some framing failing and decayed.
28. Install all handrails and gardrails to code.
29. Replace all fire damaged framing and sheathing at entry area (call for framing

and insulation inspection before covering.

30. No structural framing damaged other than rafter tails.
31. Replace roof sheathing and roof covering at fire damaged area. Could not see the rest of roof covering (snow covered)
32. Insure 1 hour fire separation between house and garage.
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. 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)
37. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
38. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
39. 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: Steve Reimers

Phone: 651-266-9037

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1. Replace electrical service panel due to excessive corrosion. Article 110.12 (B), NEC  
Replace all electrical wire in home due to fire damage, install per NEC-2014
2. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
3. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
4. 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. All floors -A 5# air test will be required on all waste and vent piping.
2. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
3. Basement -Lavatory -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
4. Basement -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
5. Basement -Soil and Waste Piping -(MPC 1000) Install a clean out at the base of all stacks.
6. Basement -Soil and Waste Piping -(MPC 2420) Replace all improper connections, transitions, fittings or pipe usage.
7. Basement -Toilet Facilities -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
8. Basement -Toilet Facilities -(MPC 0200 P) Repair/replace the faucet that is

- missing, broken or has parts missing.
9. Basement -Toilet Facilities -(MPC 0870) Reset the toilet on a firm base.
  10. Basement -Tub and Shower -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
  11. Basement -Tub and Shower -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
  12. Basement -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
  13. Basement -Tub and Shower -(MPC 1240 Subp.4) Install a temperature limiting device, ASSE Standard 1070.
  14. Basement -Water Heater -(MPC 2210 Subp.3) A pressure and temperature relief valve is required.
  15. Basement -Water Heater -(MFGC 402.1) Install the gas shut off and the gas piping to code.
  16. Basement -Water Meter -(MPC MPC1700-SPRWS, Sec.88.10) The water meter must be installed and in service.
  17. Basement -Water Meter -(MPC 1800, Subp.3, 4) The service valves must be functional and installed to code.
  18. Basement -Water Piping -(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
  19. Basement -Water Piping -(MPC 0420) Replace all the improper fittings and fittings that have improper usage.
  20. Basement -Water Piping -(MPC 2100) Install a proper backflow assembly or device for the boiler fill water line.
  21. Basement -Water Piping -(SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
  22. First Floor -Laundry Tub -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
  23. First Floor -Lavatory -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
  24. First Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
  25. First Floor -Lawn Hydrants -(MPC 2000) The lawn hydrant(s) require a backflow assembly or device.
  26. First Floor -Sink -(MPC 2300) Install the waste piping to code.
  27. First Floor -Toilet Facilities -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
  28. First Floor -Toilet Facilities -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
  29. First Floor -Toilet Facilities -(MPC 0870) Reset the toilet on a firm base.
  30. First Floor -Tub and Shower -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
  31. First Floor -Tub and Shower -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
  32. First Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.

33. First Floor -Tub and Shower -(MPC 1240 Subp.4) Install a temperature limiting device, ASSE Standard 1070.
34. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

Heating Inspector: Pat McCullough

Phone: 651-266-9015

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1. Install approved level handle manual gas shutoff valve on boiler and remove unapproved valve
2. Install approved automatic gas valve for boiler
3. Clean and Orsat test boiler burner. Check all controls for proper operation. Check boiler heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
4. Replace boiler flue venting to code
5. Vent clothes dryer to code and provide approved gas piping and valve.
6. Provide support for gas lines to code
7. Plug, cap and/or remove all disconnected gas lines
8. 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. A mechanical ventilation permit will be required for the bath fan.
9. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
10. Support supply and return piping from heating system according to code
11. Conduct witnessed pressure test on hot water heating system and check for leaks
12. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
13. Repair or replace fin tube radiation and covers as needed
14. Submit Documentation from a licensed contractor that the wood burning fireplaces are clean and safe for use or permanently seal openings
15. Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.
16. Mechanical StTMHW & Gas permits are required for the above work.
17. Install isolation valves on boiler supply and return.

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.

3. Provide plans and specifications for any portion of the building that is to be rebuilt.
4. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

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