



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

## Code Compliance Report

December 11, 2014

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

JBB ONE HD LLC  
2345 RICE ST SUITE 160  
ROSEVILLE MN 55113

Re: 812 Cook Ave E  
File#: 14 307684 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on September 12, 2014.

Please be advised that this report is accurate and correct as of the date December 11, 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 11, 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) T2 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
3. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
4. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
5. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)

6. Provide general rehabilitation of garage. SPLC 34.32 (3)
7. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
8. Replace siding on front section of house with same type of siding ,not patchwork.
9. Repair skirting under deck.
10. Install deck flashing at siding at rear of house and replace siding under deck.
11. Bottom step to high at basement floor.
12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
13. Secure lid for sump basked.
14. Repair or replace kitchen floor.
15. Basement flooded and water was running out windows after building inspector did code compliance inspection.
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. 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)
20. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
21. 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
22. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (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. 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
2. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, 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. Verify wiring in garage no access at time of inspection

5. Basement -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
6. Basement -Properly strap and support cables and/or conduits. Chapter 3, NEC
7. Throughout -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
8. Throughout -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
9. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
10. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
11. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Karl Abrahamson

Phone: 651-266-9049

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1. Piping Vents -(MPC 2520 Subp.1) Provide the proper full size vent through the roof.
2. Water Piping -(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
3. Basement -Soil and Waste Piping -(MPC 1000) Install a front sewer clean out.
4. Basement -Water Heater -(MFGC 402.1) Install the gas shut off and the gas piping to code.
5. Basement -Water Heater -(MPC 2180) The water heater must be fired and in service.
6. First Floor -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
7. First Floor -Toilet Facilities -(MPC 0870) Reset the toilet on a firm base.
8. Second Floor -Toilet Facilities -(MPC 0870) Reset the toilet on a firm base.
9. Second Floor -Tub and Shower -(MPC 2000 B) Install a vacuum breaker for the hand held shower.
10. Second Floor -Tub and Shower -(MPC 0900) Provide access.
11. 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: Maureen Hanson

Phone: 651-266-9043

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1. Clean and Orsat test furnace 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

2. Vent clothes dryer to code and provide approved gas piping and valve.
3. Provide support for gas lines to code
4. Plug, cap and/or remove all disconnected gas lines
5. 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.
6. 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.
7. Repair and/or replace heating registers as necessary
8. Provide heat in every habitable room and bathrooms
9. Support supply and return air ducts for the heating system according to code
10. 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.
11. Mechanical permits are required for the above work.

Notes:

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1. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
2. 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: 812 Cook Ave E  
December 11, 2014  
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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