



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

## Code Compliance Report

April 15, 2015

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

Priscilla Cobb  
512 Central Ave W  
St Paul MN 55103-2222

Re: 512 Central Ave W  
File#: 14 341338 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 10, 2015.

Please be advised that this report is accurate and correct as of the date April 15, 2015. 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 April 15, 2015. 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) RM1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
2. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
3. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
4. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
5. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance

- between wood and soil. MNRC Ch 1309-Sect. 404.1.6
6. Cover exposed foam with approved fire rated material and insure vapor barrier on grade in crawl space complete.
  7. Insulate and install drywall on living room ceiling.
  8. Repair wall tile in bathtub area and seal around fixtures.
  9. Replace or repair bottom panel of garage door.
  10. Ridge of house dips at meeting of 2 ridges , relevel and support.
  11. Repair gutters ,downspouts and rain leaders.
  12. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
  13. Repair cabinets and trim as needed.
  14. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
  15. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
  16. 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)
  17. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
  18. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
  19. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
  20. Provide major clean-up of premises. SPLC 34.34 (4)
  21. 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: Dave Blank

Phone: 651-266-9035

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1. Repair the electrical service grounding conductor to the metallic water piping system. Bond around the water meter. Article 250, NEC
2. Install rated lamps for exterior light fixtures.
3. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
4. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
5. Ground kitchen island light fixture.
6. Repair conductor termination damage at breaker for circuit 8,10.
7. Ensure one wire per terminal at circuit 4 breaker.
8. Properly wire 1st floor bathroom vanity light.
9. Replace receptacle with poor contact in west bedroom SW corner.
10. Properly install microwave receptacle outlet.
11. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.

12. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
13. 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. Lawn Hydrants -(MPC 2000) The lawn hydrant(s) require a backflow assembly or device.
2. Lawn Hydrants -(MPC 0200 K) Repair or replace the lawn hydrants that are broken or have parts missing.
3. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
4. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
5. Basement -Laundry Tub -(MPC 2300) Install the waste piping to code.
6. Basement -Soil and Waste Piping -(MPC 1000) Install a front sewer clean out.
7. Basement -Soil and Waste Piping -(MPC 2400) Plug all open piping and properly pitch all piping.
8. Basement -Water Meter -(MPC 1800, Subp.3, 4) The service valves must be functional and installed to code.
9. Basement -Water Piping -(SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
10. First Floor -Toilet Facilities -(MPC 0870) Reset the toilet on a firm base.
11. First Floor -Tub and Shower -(MPC 1240) Replace the waste and overflow.
12. 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: Christi Dick

Phone: 651-266-9045

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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. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.
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. Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.
  8. Mechanical gas and REF permits are required for the above work.

Notes:

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1. See attachment for permit requirements and appeals procedure.
2. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

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

Attachments