



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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August 30, 2012

Federal National Mortgage Assn  
C/O Urban Equity Bank  
226 WASHINGTON AVE N  
MINNEAPOLIS MN 55401-1606

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE  
1747 MARSHALL AVE

Ref # 13660

Dear Property Representative:

A code compliance inspection of your building was conducted on August 30, 2012 to identify deficiencies that need to be corrected in order for the building to be compliant. The Saint Paul Legislative code requires that no building shall be occupied without a Certificate of Occupancy and a Fire Certificate of Occupancy. Neither of these certificates will be issued unless all work required to be done under permit is inspected and approved by the appropriate inspector. Your Certificate of Occupancy and Fire Certificate of Occupancy will be granted upon demonstration of compliance with the following deficiency list and payment of required fees. A reinspection will be made on or after September 19, 2012.

YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.

#### DEFICIENCY LIST

1. Building Trade - SPLC 34.10 (2), 34.33 - Repair or replace and maintain the damaged structural member and construction features to code as listed below. This work will require a building permit; call DSI at (651) 266-9090.

Exterior:

- Establish ground cover throughout site - SPLC 34.08 (3)
- Repair stucco @ front wall - SPLC 34.09 (1)
- Repair/repaint/seal trim and windows - SPLC 34.33 (1)
- Repair/replace hand rail on stairs to Public Right of Way - MNBC Ch 1305 Sect. 1012
- Infill depression in soil at boulevard - 34.08 (3)
- Remove all trees @ foundation around building - SPLC 34.09 (1b)

An Equal Opportunity Employer

Light required at all exterior doors – MNBC Ch 1305 Sect. 1006.1

South Side:

Legal landing required at Unit #1 front door (both sides of door) – SPLC 34.09 (2)

Repair front patio @ Unit #1 – SPLC 34.09 (2)

Replace front entry landing/ porch floor (concrete floor appears to be on wood substrate) SPLC 34.09 (2)

Replace front steps (risers not consistent) – SPLC 34.09 (2)

Guard/Hand rail missing @ west side of front steps of front porch – MNBC Ch 1305 Sect. 1009.10

Tuck pointing required on foundation SPLC 34.09 (1)

West Side:

Repair/replace siding/trim/soffit (all sides of building) as needed SPLC 34.09 (1)

Paint/seal siding, trim & soffit as needed – SPLC 34.33 (1)

Repair/replace storm door – SPLC 34.09 (3e)

Remove O.S.B. over window and properly finish opening to accept venting – SPLC 34.09 (3e)

Kitchen exhaust fan – remove or repair – SPLC 34.09 (1)

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North Side:

Repair steps to alley - SPLC 34.09 (2)

Repair/replace guard/hand rail (200 lb. force in any/all directions) – MNBC Ch 1305 Sect. 1013

Repair/replace rear door – SPLC 34.09 (3f)

Weather seal rear foundation window opening – SPLC 34.09 (3)

Weather seal both double-hung windows in lower level bedroom (rear addition of Unit #1) – SPLC

34.09 (3a)

Replace broken sash of window in rear addition of Unit #1 ( SPLC 34.09 (3)

Paint/seal trim around roof of rear addition – SPLC 34.33 (1)

East Side:

Repair sash/screen of window – SPLC 34.09 (1)

Repaint siding, trim, soffit as needed – SPLC 34.33 (1)

Garage:

Replace roof cover (remove/replace shingles) – SPLC 34.09 (1)

Unable to gain entry – structure is leaning to the east – repair as needed -

Unable to gain entry

Repair siding, trim, soffit - SPLC 34.09 (1)

Repair window, screen - SPLC 34.09 (3)

Replace overhead door – SPLC 34.09 (3f)

Unit #1:

Repair/replace front door – SPLC 34.09 (3f)  
Install smoke detectors per code – MNBC Ch 1305 Sect. 907.2.10.2  
Remove insulation on exterior of window – SPLC 34.09 (3)  
Repair walls/ceiling – SPLC 34.34 (6)  
Remove source of mold/mildew – SPLC 34.10 (1)  
Install transition on floor at entry door of bedroom (floor elevation change) -  
Replace damaged door of bedroom – SPLC 34.09 (3f)  
Hardware missing on rated door – SPLC 34.09 (3f)

Mechanical Room:

Rated ceiling/walls required for separation of room/units – MNBC Ch 1305 Sect. 708  
Remove source of mold/mildew – SPLC 34.10 (1)  
Repair foundation walls to original state – SPLC 34.09 (1)  
Stairs to mechanical room – replace tile missing on floor – SPLC 34.34 (6)  
Repair/clean foundation – SPLC 34.09 (1)

Unit #2:

Replace dead bolt - SPLC 34.09 (3f)  
Repair walls/ceiling – SPLC 34.34 (6)  
Install smoke detectors per code – MNBC Ch 1305 Sect. 907.2.10.2

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Repair bathroom floor, walls, ceiling – SPLC 34.10 (4)  
Safety glazing required above tub (to 60" above surface) MNBC Ch 1305 Sect. 2406

Unit #3:

Smoke gasket missing on entry door MNBC Ch 1305 Sect. 715  
Repair walls/ceiling SPLC 34.34 (6)  
Rated access panel required in ceiling of closet for upper level plumbing. MNBC Ch1305  
Sect. 708  
Repair tub surround SPLC 34.10 (4 & 7)  
Repair bathroom floor, walls SPLC 34.10  
Install smoke detectors per code (must function per manufacturer) MNBC Ch 1305 Sect.  
907.2.10.2

Common Space (main floor to upper level):

Safety glazing required on windows in stairway MNBC Ch 1305 Sect. 2406  
Install hand rail per code MNBC Ch 1305 Sect. 1009  
Repair walls/ceiling SPLC 34.34 (6)

Unit #4:

- Replace dead bolt SPLC 34.09 (f)
- Repair walls/ceiling SPLC 34.34 (6)
- Repair closet door SPLC 34.09 (3f)
- Repair/replace door to attic SPLC 34.09 (3f)
- Weather seal door to attic (design of energy envelope of attic must be approved) SPLC 34.09 (3)
- Hand rail required on stairs to attic MNBC Ch 1305 Sect. 1009
- Attic NOT allowed for occupancy
- Insulate ceiling of attic or floor of attic (design must be approved) MN Energy Code
- Repair all windows in attic SPLC 34.09 (3)
- Repair screens/ missing screens SPLC 34.09 (3)
- Install smoke detectors per code MNBC Ch 1305 Sect. 907.2.10.2
- Repair walls, windows of rear porch SPLC 34.34 (6)

Comments:

- Flooring, carpeting – remove/replace SPLC 34.34
2. Electrical Trade - SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the buildings needs. This work will require a permit(s), call DSI at (651) 266-9090.-Electrical deficiencies SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the buildings needs.
  3. Exterior - Front and Rear - SPLC 71.01 - The address posted is not visible from street. (HN-1)-Provide reflective numbers or background or illuminate at night.
  4. Exterior - Garage - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.
  5. Exterior - Garage - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.
  6. Exterior - Near Unit 1 Entry - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
  7. Exterior - Throughout - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair multiple damaged and loose exterior light fixtures.

8. Exterior - Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.
  9. Exterior - Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.
  10. Exterior - Throughout - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.
  11. Exterior - SPLC 34.09 (1) b,c, 34.32 (1) b,c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.
  12. Exterior - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair all damaged guardrails and handrails throughout exterior. Repair deteriorated concrete steps near garage.
  13. Exterior - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.
  14. Front Stairway - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Remove trash and storage on stairway.
  15. Front Stairway - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
  16. Front Stairway - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.
  17. Mechanical Trade - SPLC 34.11 (6), 34.34 (3) UMC 2103 - All equipment, appurtenances, devices, and piping must be installed in a workmanlike manner
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1. BASEMENT - MNFGC 409.1 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
  2. BASEMENT - HEATING REPORT - SPLC 34.11 (6) - Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
  3. BASEMENT - MNFGC - 613.1 & MNMC 604.1 - Vent clothes dryer to code.
  4. ALL UNITS - MNRC R303.3 - Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
  5. ALL UNITS - SPLC 34.11(6) - Provide heat in every habitable room and bathrooms.
  6. ALL UNITS - MNMC 1208.1 - Conduct witnessed pressure test on hot water heating system and check for leaks.
  7. ALL UNITS - MNMC 103 - Repair or replace fin tube radiation and covers as needed.

8. ALL UNITS - MNMC 103 - Repair or replace radiator valves as needed.
9. ALL UNITS - MNMC 1206.12 – Separate radiation with different rates of heat transfer (cast iron and copper fin tube) onto separate heating zones.
10. MN RULES 1300.0120 – Gas and hydronic mechanical permits are required for the above work.

**Inspected:** 8/30/12

**Received Request for Code Compliance Inspection:** 8/30/12

**Inspector notes:**

Some copper stolen from boiler.  
 Boiler is a newer Buderus direct vent.  
 Mixed radiation throughout building.  
 Four bathrooms, 2 with windows and 2 with exhaust.  
 One exterior gas meter buried in brush.

18. Plumbing Trade - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition

**Water heater:** corrections required:

- (MPC 2210 Subp. 4)-t & p relief discharge piping incorrect.
- (MPC 1730 Subp.1)-water piping incorrect.
- (MPC 2180)-not fired or in service.

**Water meter:** corrections required:

- (MPC 2280)- support meter properly.

**Water piping:** corrections required:

- (MPC1700)-provide water piping to all fixtures & appliances.

**Gas piping:** corrections required:

- (IFGC411 1.3.3)-range gas shutoff; connector or piping incorrect.
- (IFGC 613.1 – IMC 604.1)-Run dryer vent to code.
- Other: Provide anti-tip device on range.

**Soil & waste piping:** corrections required:

- (MPC2420)- improper connections, transitions, fittings or pipe usage.

**BASEMENT Unit #1**

**Fixture: Sink**

- (MPC 2300)-Waste incorrect.

**Fixture: Lavatory**

Other: Caulk the lavatory to the wall.

**Fixture: Toilet**

Other: Caulk the toilet to the floor.

**Fixture: Tub and Shower**

- (MPC 1380 Subp.5)-Provide anti-scald valve.
- (MPC 1240)-Provide “stopper”

**FIRST FLOOR Unit #2**

**Fixture: Sink**

\_x\_ (MPC 2300)-Waste incorrect.

**Fixture: Lavatory**

\_x\_ (MPC 2300)-Waste incorrect.

**Fixture: Toilet**

\_x\_ (MPC 2500)-Incorrectly vented.

**Fixture: Tub and Shower**

\_x\_ (MPC 2300)-Waste incorrect.

\_x\_ (MPC 0200 P)-Faucet is missing, broken or parts missing.

\_x\_ (MPC 1380 Subp.5)-Provide anti-scald valve.

\_x\_ (MPC 1240)-Provide "stopper".

**Gas Piping:**

**Unit #3**

**Fixture: Lavatory**

Other: \_Caulk the lavatory to the wall.

**Fixture: Toilet**

\_x\_ (MPC 2500)-Incorrectly vented.

**Fixture: Tub and Shower**

\_x\_ (MPC 1380 Subp.5)-Provide anti-scald valve.

\_x\_ (MPC 1240)-Provide "stopper".

**Gas Piping:**

Other: \_Provide anti-tip device for range.

**Unit #4**

**Fixture: Lavatory**

Other: \_Caulk the lavatory to the wall.

**Fixture: Toilet**

Other: \_Caulk the toilet to the floor.

**Fixture: Tub and Shower**

\_x\_ (MPC 1380 Subp.5)-Provide anti-scald valve.

\_x\_ (MPC 1240)-Replace the waste and overflow.

**Gas Piping:**

\_x\_ (IFGC 406.1)-Range gas shutoff, connector or piping incorrect.

Other: Provide anti-tip device for range.

**EXTERIOR**

**Lawn Hydrant(s):**

\_x\_ (MPC 2000)-Requires backflow assembly or device.

19. Unit 2 - SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the buildings needs. This work may require a permit(s), call DSI at (651) 266-9090.
20. Unit 2 - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.-This unit is condemned due to lack of electrical service.
21. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.

22. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the City Clerks Office, Room 310 - City Hall (651-266-8688), 15 Kellogg Boulevard West, and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at [mike.urmann@ci.stpaul.mn.us](mailto:mike.urmann@ci.stpaul.mn.us) or call me at 651-266-8990 between 7:30 a.m - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Michael Urmann  
Fire Inspector  
Ref. # 13660