



CITY OF SAINT PAUL

## Code Compliance Report

April 20, 2022

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

JOY E ALBRECHT  
2200 DOSWELL AVE  
ST PAUL MN 55108-1703

Re: 578 Saratoga St S  
File#: 12 222343 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 07, 2022.

Please be advised that this report is accurate and correct as of the date April 20, 2022. 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 20, 2022. 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) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

**BUILDING Inspector: Nathan Bruhn**

**Phone: 651-266-9033**

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
3. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
4. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)

5. 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)
6. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
7. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
8. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
9. 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
10. Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, one-half of which shall operate. SPLC 34.14 (1)
11. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
12. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
13. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
14. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
15. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
16. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
17. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
18. Need a permit for the roof that was redone, and need some details completed on the re-roof.
19. Remove or rebuild to code the shed at the rear of the property.
20. 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
21. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
22. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
23. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
24. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
25. 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)
26. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
27. 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: Wade Hoffman**

**Phone: 651-266-9030**

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1. Install hard-wired, battery backup smoke detector as specified in Bulletin 80-L

- and other smoke detectors as required by the IRC. Also, install carbon monoxide detector(s) within 10 feet of all bedrooms.
2. Remove and/or rewire all illegal, improper or hazardous wiring in basement/garage.
  3. Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
  4. Properly wire electric range receptacle/branch circuit/overcurrent device to current NEC.
  5. Properly wire electric water heater to current NEC.
  6. Properly wire microwave/hood fan above range to current NEC.
  7. Properly wire dishwasher/disposal to current NEC.
  8. Install a receptacle for sump pump/furnace condensate pump. Article 400.8, NEC
  9. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
  10. Properly strap and support cables and/or conduits. Chapter 3, NEC
  11. Install hard-wired 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
  12. 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
  13. Properly bond neutral bar to service panelboard enclosure. Article 250, NEC
  14. Basement -Ground the electrical service to the water service with a copper conductor within 5' of the entrance point of the water service.
  15. Basement -Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NBC.
  16. Basement -Illegally upgraded service panel. Wire and ground to current NEC. Panel has been installed without permit or authorization.
  17. Basement -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
  18. Basement -Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
  19. Basement -Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
  20. 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
  21. Basement -Provide a complete circuit directory at service panel indicating location and use of all circuits.
  22. Basement -Verify that fuse/circuit breaker amperage matches wire size.
  23. Basement -Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers.
  24. Basement -Properly strap cables and conduits in basement/service conduit on

the exterior of the house.

25. Basement -Provide one (1) light for each 200 square feet in unfinished basement. One light must be switched from the top of the stairs.
26. Exterior/Outside -Properly wire exterior lights at front/side/back door.
27. Exterior/Outside -Install exterior lights at front/side/back entry doors.
28. Kitchen -Verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit.
29. Throughout -Repair or replace all broken, missing or loose light fixtures, switches and outlets, covers and plates.
30. Throughout -Check all outlets for proper polarity and verify ground on 3-prong outlets.
31. Throughout -Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code.
32. Throughout -Ensure/rewire all electrical associated with NM cables dated after \_\_2002\_\_ to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d). Much of the wiring has been removed on the main floor. Main floor shall be wired per the most current National Electrical Code
33. 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
34. 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
35. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
36. Throughout -Properly wire multi-wire circuits in panelboard to ensure ungrounded conductors on opposite phases. Article 100, NEC
37. Throughout -Install/replace GFCI receptacle in basement/first/second bathroom adjacent to the sink.
38. 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 614.1-614.7) Vent clothes dryer to code.
2. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
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 -Laundry Tub -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
6. Basement -Laundry Tub -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
7. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast

- iron, steel waste or vent piping.
8. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
  9. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
  10. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
  11. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
  12. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
  13. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
  14. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
  15. First Floor -Gas Piping -(MMC 103) Replace corroded gas piping/fittings.
  16. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
  17. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
  18. First Floor -Lavatory -(MPC 701) Install the waste 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 .0100 E & 901) Install a proper fixture vent to code.
  22. First Floor -Sink -(MPC 701) Install the waste 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 .0100 E & 901) Install a proper fixture vent to code.
  26. First Floor -Toilet Facilities -(MPC 701) Install the waste 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 -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
  30. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
  31. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
  32. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
  33. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.

34. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
35. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
36. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
37. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
38. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
39. 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: Erin Powell**

**Phone: 651 -266 -9042**

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1. Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leaks, 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 (plumbing or mechanical gas permit is required).
3. Provide support for gas line to code.
4. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
5. 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. Submit Documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings
9. Run condensate drain from furnace in basement to an approved location and secure as needed.
10. Mechanical permits are required for the above work.
11. 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.

**Notes:**

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1. See attachment for permit requirements and appeals procedure.
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.

**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 Nathan Bruhn between 7:30 - 9:00 AM at 651-266-9033 or leave a voice mail message.

Sincerely,

Nathan Bruhn  
Code Compliance Officer  
Department of Safety and Inspections  
City of Saint Paul  
375 Jackson Street, Suite 220  
Saint Paul MN 55101  
Phone: 651-266-9033  
Email: [nathan.bruhn@ci.stpaul.mn.us](mailto:nathan.bruhn@ci.stpaul.mn.us)

Attachments