



## Code Compliance Report

April 18, 2017

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

Skylark Home Buyers  
4707 HIGHWAY 61 N  
WHITE BEAR LAKE MN 55110

Re: 1571 Christie Place  
File#: 15 134528 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on April 12, 2017.

Please be advised that this report is accurate and correct as of the date April 18, 2017. 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 18, 2017. 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) R3 zoning district.
2. This property was inspected as a Single Family Dwelling.

**BUILDING Inspector: Jim Seeger**

**Phone: 651-266-9046**

1. 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
2. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
3. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
4. Provide proper drainage around house to direct water away from foundation of

- garage. SPLC 34.08 (2)
5. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
  6. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
  7. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
  8. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
  9. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
  10. Remove siding on west side and have sheathing re-nailed and inspected. Also replace west side house wrap.
  11. Maintain 1 hour fire rated assembly between house and garage.
  12. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
  13. Insulate building to code.
  14. Install bath fixtures.
  15. Install kitchen cabinets and sink.
  16. Install code approved overhead garage door.
  17. Provide erosion control for rear yard (silt fence)
  18. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
  19. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
  20. 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)
  21. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
  22. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
  23. 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
  24. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
  25. 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: Peggy Schlichte**

**Phone: 651- 266- 9039**

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1. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
2. 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
3. New Service and RI was inspected on 8- 14- 14 under another permit which now

has expired. No final. House has been sheet rocked - no receptacles, fixtures, switches, fan(s) and other electrical components have been installed. No breakers in panel except 2 for temp power and main service breaker. Electrician will need a new permit for all circuits and all electrical installations will be wired/installed to current NEC 2014.

4. Throughout/Exterior - Repair damaged electrical due to vandalism to current NEC. Ensure ground rods are present. Grounding electrode conductor hanging. Missing intersystem bond jack. CSST is disconnected from gas meter. Reconnect with approved fittings. Ensure all grounding/bonding connection throughout property(exterior/interior) is intact and installed to current NEC 2014.
5. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

**PLUMBING Inspector: Paul Zellmer**

**Phone: 651- 266- 8989**

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1. must put #5 air test on dwv
2. Basement - Gas Piping - (MFGC 310) Bond the corrugated stainless steel tubing to code.
3. Basement - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
4. Basement - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
5. Basement - Tub and Shower - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
6. Basement - Water Heater - (MPC .0100 Q)The water heater must be fired and in service.
7. First Floor - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
8. First Floor - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
9. First Floor - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
10. First Floor - Tub and Shower - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
11. 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: Maureen Hanson**

**Phone: 651- 266- 9043**

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1. Mechanical permits are required for the above work.

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2. Install heating system to code with all required permit, tests and inspections (none present).

**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. 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