



CITY OF SAINT PAUL

## Code Compliance Report

February 01, 2024

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

Dennis J Faust  
195 Goodrich Ave  
St Paul MN 55102-2717

Re: 195 Goodrich Ave  
File#: 21 313892 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on December 11, 2023.

Please be advised that this report is accurate and correct as of the date February 01, 2024. 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 February 01, 2024. 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 Robert Humphrey at 651-266-9123.

\*\*Please note that permits cannot be issued online. Permits must be applied for in person, via fax or mail.\*\*

### ZONING

1. This property is in a(n) H2 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Clint Zane

Phone: 651-266-9029

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. 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
3. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
4. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
5. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
6. 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)
7. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
8. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
9. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
10. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
11. 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)
12. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)
13. Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner. SPLC 34.34 (1)
14. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
15. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
16. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
17. 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
18. Provide major clean-up of premises. SPLC 34.34 (4)
19. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
20. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
21. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
22. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
23. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
24. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
25. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
26. Install address numbers visible from street and on the alley side of garage.

SPLC 70.01

27. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
28. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
29. \*\*\*Provide engineering for proper structural repairs to the kitchen roof framing and foundation.
30. \*\*\*Provide engineering for structural repairs in the basement. Many miscellaneous posts, beams, cribbing etc. Engineering to address all structural concerns in basement.
31. \*\*\*Fill in or cut strait the jagged stone wall edges in basement
32. \*\*\*Replace basement stairs. May use same rise and run or better.
33. \*\*\*Repair roof, eaves and soffits as necessary in a code compliant manner.
34. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
35. \*\*\*Repair, replace or remove fence.
36. \*\*\*Remove sidewalk in front of house, add a step so new sidewalk will be more level for a safe walking surface.
37. \*\*\*Replace retaining wall in front of house in a code compliant manner.
38. \*\*\*Vapor barrier in crawl space over soils.
39. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
40. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
41. Cover water meter pit with concrete or decay resistant, screwed-down cover. Cleanouts to be flush with floor slab.
42. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
43. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
44. 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. NEC 240.4 2020 - Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
2. SPLC 58 2020 - 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.
3. Throughout -NEC 110.12(A) 2020 - 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
4. Throughout -NEC Chapter 3 2020 - Properly strap and support cables and/or conduits to the appropriate wiring method in Chapter 3 of the current NEC.
5. Throughout -NEC 406.4(D) & 410 2020 - Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures),

switches, covers and plates to current code.

6. Throughout -NEC 406.4(D) 2020 - 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
7. Throughout -SPLC 34.14(2)(a) 2020 - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
8. 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 -(MMC 103) Replace corroded gas piping/fittings.
2. Basement -Gas Piping -(MFGC 411) Replace improper piping or fittings.
3. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
4. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
5. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
6. Basement -Water Heater -(MPC 504.4, & 504.5, & 504.6) A pressure and temperature relief valve is required.
7. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
8. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
9. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
10. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
11. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
12. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
13. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
14. Basement -Water Piping -(MPC 604) Replace all improper water piping and piping with improper usage.
15. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
16. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
17. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
18. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.

19. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
20. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
21. First Floor -Sink -(MPC 701) Install the waste piping to code.
22. First Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
23. First Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
24. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
25. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
26. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
27. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
28. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
29. First Floor -Tub and Shower -(MPC 417.1) Provide a code compliant faucet with the proper air gap.
30. 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. MNFGC 409.1.1 - Install approved automatic gas valve for furnace/boiler.
2. Per MFGC 2020 409.1.4 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee. The main shutoff valve shall be installed in the first available location inside the building 5 feet or less above floor.
3. SPLC 34.11 (6) - Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace/boiler heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
4. Per MFGC 2020 308.4.1 - Provide clearances for furnace/boiler per manufacturer's instructions.
5. Per MFGC 2020 501.12 - Install approved metal chimney liner.
6. Per MFGC 2020 503.1 - Replace furnace/boiler flue venting to code.
7. Per MFGC 2020 501.15.4 - Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
8. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.

9. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.
10. Per MFGC 2020 407.2 - Provide support for gas lines to code.
11. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
12. SPLC 34.11 Provide heat in every habitable room.
13. Per MMC 2020 305.1 - Support supply and return piping from heating system according to code.
14. Per MMC 2020 1208.1 - Conduct witnessed pressure test on hot water heating system and check for leaks.
15. Per MMC 2020 1006.6 - Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
16. Per MMC 2020 1206.3 - Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
17. MMC 1202.2 - Repair or replace fin tube radiation and covers as needed.
18. Per MMC 1346.0103 - Submit Documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings.
19. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.
20. Per MMC 2020 1205.1.3 - Shutoff valves shall be installed on the connection to any pressure vessel.

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.

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: 195 Goodrich Ave  
February 01, 2024  
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If you have any questions regarding this inspection report, please contact Clint Zane between 7:30 - 9:00 AM at 651-266-9029 or leave a voice mail message.

Sincerely,

Clint Zane  
Code Compliance Officer  
Department of Safety and Inspections  
City of Saint Paul  
375 Jackson Street, Suite 300  
Saint Paul MN 55101  
Phone: 651-266-9029  
Email: [Clint.Zane@ci.stpaul.mn.us](mailto:Clint.Zane@ci.stpaul.mn.us)

Attachments