



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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October 18, 2010

CENTRAL BANK  
2104 HASTINGS AVE  
NEWPORT MN 55055

Re: 451 Selby Ave  
File#: 06 132691 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on September 28, 2010.

Please be advised that this report is accurate and correct as of the date October 18, 2010. 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 October 18, 2010. 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:

**BUILDING**                      **Inspector: Jim Seeger**                      **Phone: 651-266-9046**

- Insure basement cellar floor is even, is cleanable, and all holes are filled.
- Tuck Point interior/exterior of foundation as necessary.
- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- 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.
- Strap or support top of stair stringers for structural stability.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.
- Repair walls, ceiling and floors throughout, as necessary.
- 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.
- Air-seal and insulate attic/access door.

**BUILDING**                      **Inspector: Jim Seeger**                      **Phone: 651-266-9046**

- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide durable, dustless parking surface as specified in the zoning code.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Replace east side porch floor, soffit and fascia, HPC, permit applies.
- Replace front steps and porch, soffit and fascia as needed.
- Support 2 x 8 floor joist at chimney to code, have inspected before covering.
- Replace cracked 2 x 9 joist with bolts in it at 5 1/2 feet south of north basement wall.
- Install complete basement floor.
- Install 36 inch minimum height guardrail at second floor stairs.
- Call for framing and insulation inspections before covering walls.
- Replace broken treads on stairs.
- A building permit is required to correct the above deficiencies.

**ELECTRICAL**                      **Inspector: Cari Williamette**                      **Phone: 651-266-9034**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- Provide one (1) light for each 200 square feet in unfinished basement. One light must be switched on from the top of the stairs
- install/replace GFCI receptacle in basement/first/second bathroom adjacent to the sink
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Remove and or/ re-wire all illegal, improper or hazardous wiring
- Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

**PLUMBING**                      **Inspector: Denny Watters**                      **Phone: 651-266-9051**

- Basement - Laundry Tub - provide a vacuum breaker for the spout (MPC 2000 B)
- Basement - Laundry Tub - unvented (MPC 0200 E)
- Basement - Laundry Tub - waste incorrect (MPC 2300)
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - no soil stack base clean out
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping under steps (MPC 1000)
- Basement - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Meter - meter is removed or not in service (MPC 4715.1700)
- Basement - Water Piping - boiler fill water line requires backflow assembly or device (MPC 2100)
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)
- First Floor - Laundry Tub - faucet is missing (MPC 0200. P.)
- First Floor - Laundry Tub - fixture is missing (MPC 0200 0.)
- First Floor - Lavatory - faucet is missing (MPC 0200.P.)
- First Floor - Lavatory - fixture is missing (MPC 0200 0.)
- First Floor - Sink - faucet is missing (MPC 0200.P.)
- First Floor - Sink - fixture is missing (MPC 0200 0.)
- First Floor - Toilet Facilities - fixture is missing (MPC 0200 0.)
- First Floor - Tub and Shower - faucet is missing (MPC 0200. P.)
- First Floor - Tub and Shower - fixture is missing (MPC 0200 0.)
- First Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- Second Floor - Laundry Tub - faucet is missing (MPC 0200. P.)
- Second Floor - Laundry Tub - fixture is missing (MPC 0200 0.)
- Second Floor - Lavatory - incorrectly vented Fernco clamp (MPC 2500)
- Second Floor - Sink - faucet is missing (MPC 0200.P.)
- Second Floor - Sink - fixture is missing (MPC 0200 0.)
- Second Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- Second Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- Laundry Tub - faucet is missing, broken or parts missing (MPC 0200. P.)
- Laundry Tub - fixture is broken or parts missing (MPC 0200 0.)
- Sink - fixture is broken or parts missing (MPC 0200 0.)
- Obtain plumbing permits prior to commencement of work.

**HEATING**                      **Inspector: Kevin Chapdelaine**                      **Phone: 651-266-9042**

- Install heating and gas piping systems to code.
- Appropriate mechanical permits are required for the above work

**ZONING**

1. This property is in a(n) RM2 zoning district.
2. This property was inspected as a Duplex.

**Notes:**

- See attachment for permit requirements and appeals procedure.
- Provide plans and specifications for any portion of the building that is to be rebuilt.
- This property is in a designated Heritage Preservation District and all exterior work is subject to HPC guidelines and review before permits are issued. See attached explanation of design review process.
- There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate Codes when complete.

**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 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 651-266-8989 or leave a voice mail message.

Sincerely,

James L. Seeger  
Code Compliance Officer

JLS:dj

Attachments