



## Code Compliance Report

July 09, 2015

**\*\* This Report must be Posted**

Terry Glass  
8104 83rd St S  
Cottage Grove MN 55016-3219

Re: 646 Aurora Ave  
File#: 15 034634 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on June 02, 2015.

Please be advised that this report is accurate and correct as of the date July 09, 2015. 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 July 09, 2015. 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:

### ZONING

1. This property is in a(n) RM1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

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

6. 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)
7. 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)
8. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
9. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
10. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
11. 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
12. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)
13. Provide major clean-up of premises. SPLC 34.34 (4)
14. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
15. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
16. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
17. Provide general rehabilitation of garage. SPLC 34.32 (3)
18. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
19. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
20. Open front porch roof and repair dropped rafters over front door.
21. Repair porch skirting and skirting under rear bump-out ,use material approved for ground contact.
22. Install landing at rear deck.
23. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
24. Replace 3 over cut and over drilled in kitchen ceiling.
25. Install plinth blocks under basement post or replace with approved post.
26. Water pipe leaking over new water heater installed without permit, I shut off water main.
27. 2nd. floor rear area wall and ceiling covering is remove to studs and ceiling joist , frame and insulate to code.
28. Replace decayed siding and framing at grade on garage.
29. Replace all loose, decayed , damaged and missing stucco permit and all required inspections.(also all damaged or decayed trim boards).
30. Install 30" X 22" minimum attic access.
31. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)

32. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
33. 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
34. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
35. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
36. 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)
37. 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: Dave Blank

Phone: 651-266-9035

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1. 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
2. Properly support cable feeding boiler.
3. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
4. Replace improperly sized overcurrent devices. Article 240.4, NEC
5. Close openings in junction boxes with knockout seals. Article 110.12 (A), NEC (boiler disconnect).
6. 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
7. 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
8. 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
9. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. (no access to garage).
10. Open walls and ceilings noted on 2nd floor - wire to current NEC.
11. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Jim Kaufer

Phone: 651-266-9054

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1. Plumbing - General - (MPC 0320 Subp.3) Plumbing installed without permits/inspections. Obtain proper permits and provide tests and inspections.

2. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
3. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
4. Basement -Laundry Tub -(MPC 2300) Install the waste piping to code.
5. Basement -Laundry Tub -(MPC 0200 P) Install the water piping to code.
6. Basement -Laundry Tub -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
7. Basement -Soil and Waste Piping -(MPC 2420) Replace all improper connections, transitions, fittings or pipe usage.
8. Basement -Soil and Waste Piping -(MPC 1000) Install a front sewer clean out.
9. Basement -Water Heater -(MFGC 402.1) Install the gas shut off and the gas piping to code.
10. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
11. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
12. Basement -Water Meter -(MPC 2280) Support the water meter to code.
13. Basement -Water Piping -(MPC 1700) Provide water piping to all fixtures and appliances.
14. Basement -Water Piping -(SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
15. Exterior -Lawn Hydrants -(MPC 0200 K) Repair or replace the lawn hydrants that are broken or have parts missing.
16. Exterior -Lawn Hydrants -(MPC 2000) The lawn hydrant(s) require a backflow assembly or device.
17. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
18. First Floor -Sink -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
19. First Floor -Sink -(MPC 2300) Install the waste piping to code.
20. First Floor -Sink -(MPC 0200 P) Install the water piping to code.
21. Second Floor -Lavatory -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
22. Second Floor -Lavatory -(MPC 2300) Install the waste piping to code.
23. Second Floor -Lavatory -(MPC 0200 P) Install the water piping to code.
24. Second Floor -Toilet Facilities -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
25. Second Floor -Toilet Facilities -(MPC 2300) Install the waste piping to code.
26. Second Floor -Toilet Facilities -(MPC 0200 P) Install the water piping to code.
27. Second Floor -Tub and Shower -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
28. Second Floor -Tub and Shower -(MPC 2300) Install the waste piping to code.
29. Second Floor -Tub and Shower -(MPC 0200 P) Install the water piping to code.
30. Second Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald

control device, ASSE Standard 1016.

31. Second Floor -Tub and Shower -(MPC 1240) Replace the waste and overflow.
32. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

Heating Inspector: Christi Dick

Phone: 651-266-9045

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1. Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
2. Replace furnace/boiler flue venting to code
3. Connect furnace/boiler and water heater venting into chimney liner
4. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
5. Provide adequate combustion air and support duct to code
6. Provide support for gas lines to code
7. Plug, cap and/or remove all disconnected gas lines
8. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.
9. Provide heat in every habitable room and bathrooms
10. Conduct witnessed pressure test on hot water heating system and check for leaks
11. Repair or replace fin tube radiation and covers as needed
12. Mechanical Gas and Hot Water permits are required for the above work.

Notes:

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1. See attachment for permit requirements and appeals procedure.
2. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
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.

Re: 646 Aurora Ave  
July 09, 2015  
Page 6

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,

Jim 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](mailto:jim.seeger@ci.stpaul.mn.us)

Attachments