



CITY OF SAINT PAUL

## Code Compliance Report

October 30, 2019

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

COSTCO PROPERTIES 5  
1200 CENTRE POINT CURVE 300  
MENDOTA HEIGHTS MN 55120

Re: 585 Jefferson Ave  
File#: 18 121621 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on August 30, 2019.

Please be advised that this report is accurate and correct as of the date October 30, 2019. 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 30, 2019. 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) RM2 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
3. 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)
4. 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)
5. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
  6. 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
  7. Provide major clean-up of premises. SPLC 34.34 (4)
  8. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
  9. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
  10. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
  11. Remove or replace chimney.
  12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
  13. Replace rear steps and storm door.
  14. Remove storage shed or properly install siding to code and repair exterior.
  15. Remove carpet from deck steps and repair steps to code.
  16. Remove all wall covering and wood from basement.(floor has organic growth)
  17. Replace guardrail to code on 2nd. floor.
  18. Replace roof covering on house to code.
  19. 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
  20. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
  21. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
  22. 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)
  23. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
  24. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
  25. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
  26. 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. Properly wire dishwasher/disposal to current NEC.
2. 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

3. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
4. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
5. 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
6. Throughout -Properly strap and support cables and/or conduits. Chapter 3, NEC
7. 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
8. 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
9. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
10. 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 411) Install an approved shut off; connector and gas piping for the dryer.
2. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
3. Basement -Gas Piping -(MMC 103) Replace corroded gas piping/fittings.
4. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
5. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
6. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
7. Basement -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
8. Basement -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
9. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
10. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
11. Basement -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
12. Basement -Toilet Facilities -(MPC 701) Install the waste piping to code.
13. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.

14. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
15. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
16. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
17. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
18. Basement -Water Piping -(MPC 604) Replace all the improper fittings and fittings that have improper usage.
19. Basement -Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
20. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
21. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
22. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
23. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
24. First Floor -Sink -(MPC 701) Install the waste piping to code.
25. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
26. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
27. Second Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
28. Second Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
29. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
30. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
31. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
32. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
33. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
34. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
35. Second Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
36. Second Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.

37. 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: Aaron Havlicek

Phone: 651-266-9043

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1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
2. Install approved metal chimney liner.
3. Replace furnace/boiler flue venting to code.
4. Connect furnace/boiler and water heater venting into chimney liner.
5. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
6. Vent clothes dryer to code.
7. Provide adequate combustion air and support duct to code.
8. Provide support for gas lines to code.
9. Plug, cap and/or remove all disconnected gas lines.
10. 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.
11. Provide heat in every habitable room and bathrooms.
12. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank.
13. Support supply and return piping from heating system according to code.
14. Conduct witnessed pressure test on hot water heating system and check for leaks.
15. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
16. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
17. Repair or replace radiator valves as needed.
18. Mechanical permits are required for the above work.

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.

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

Attachments