



CITY OF SAINT PAUL

## Code Compliance Report

November 02, 2018

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

James Patrick Osullivan  
899 Germain St  
St Paul MN 55106-3664

Re: 899 Germain St  
File#: 17 079910 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on September 10, 2018.

Please be advised that this report is accurate and correct as of the date November 02, 2018. 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 November 02, 2018. 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) R4 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. 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)
3. 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)
4. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
  5. 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
  6. Provide major clean- up of premises. SPLC 34.34 (4)
  7. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
  8. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
  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 ceiling covering in basement.
  11. Repair east side porch ceiling.
  12. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
  13. 2nd. floor bathroom remove all wall ,ceiling and floor covering and call for framing inspection when ready.
  14. House was full for trash and belongings at time of inspection.
  15. Replace or refinish all floorings. Also repair all ceiling and wall coverings.
  16. Remove or totally rebuild garage with new siding , roofing , soffits ,fascia ND TRIM.
  17. Properly repair stucco on house , many areas damaged and need replacement, stucco permit required.
  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. 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)
  21. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
  22. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
  23. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
  24. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
  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: Gary Koehnen**

**Phone: 651- 266- 9039**

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1. Properly wire microwave/hood fan above range to current NEC.
2. 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
3. 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
  4. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
  5. Install receptacle for garage door opener. Article 400.8, NEC, verify all wiring in garage
  6. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
  7. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
  8. Properly bond neutral bar to service panelboard enclosure. Article 250, NEC
  9. Properly wire furnace to current NEC.
  10. Properly wire dishwasher/disposal to current NEC.
  11. Ensure/rewire all electrical associated with NM cables dated after \_\_\_\_\_ to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
  12. 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
  13. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
  14. 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
  15. Properly strap and support cables and/or conduits. Chapter 3, NEC
  16. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
  17. 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
  18. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

**PLUMBING Inspector: Steve Fernlund**

**Phone: 651- 266- 9052**

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1. Basement - Basement floor drain is plugged.
2. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
4. Basement - Water Heater - (MPC .0100 Q)The water heater must be fired and in service.
5. Basement - Water Meter - (MPC 0.200 O) Repair the corroded or incorrect water

meter piping. Galvanized piping before the meter.

6. 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. 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. Move return air intake a minimum of ten (10) feet from furnace flue draft diverter or relocate it to another room.
3. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
4. Provide adequate combustion air and support duct to code.
5. Provide support for gas lines to code.
6. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
7. 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.
8. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
9. Repair and/or replace heating registers as necessary.
10. Provide heat in every habitable room and bathrooms.
11. Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
12. Mechanical permits are required for the above work.

**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.

**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