



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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## Code Compliance Report

April 26, 2010

PREMIERE ASSET SERVICES  
C/O SMITH & FORBES REAL ESTATE GROUP  
8750 90TH ST S SUITE 201  
COTTAGE GROVE MN 55016-3389

Re: 1597 Westminster St  
File#: 10 116394 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on April 06, 2010.

Please be advised that this report is accurate and correct as of the date April 26, 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 April 26, 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: Ken Eggers**                      **Phone: 651-266-9047**

- Dry out basement and eliminate source of moisture
- Remove mold, mildew and moldy or water damaged materials
- Install handrails and guardrails at all stairways, including basement stairways, and return handrail ends to the wall or newel post per attachment.
- 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 operable hardware at all doors and windows
- Provide thumb type deadbolts for all entry doors. Remove any surface bolts
- Repair walls, ceiling and floors throughout, as necessary
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St Paul Legislative Code, Chap. 34 for additional information).

Re: 1597 Westminster St  
Page 2

**BUILDING**                      **Inspector: Ken Eggers**                      **Phone: 651-266-9047**

- Where wall and ceiling covering is removed install full thickness or code-specified insulation
- Install attic insulation according to applicable code
- Air-seal and insulate attic access door in an approved manner
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.
- Install water-proof enclosure in shower area
- Verify proper venting of bath exhaust fan to exterior
- Replace or repair landing and stairway per code
- Repair siding, soffit, fascia, trim, etc. as necessary
- Provide proper drainage around house to direct water away from foundation of house.
- Provide general rehabilitation of garage.
- Install address numbers visible from street and alley.
- Replace kitchen counter tops and infill at back splash.
- Install handles on kitchen cabinets.
- Remove carpeting throughout house.
- Abate mold in basement shower and repair walls.
- Install mechanical venting in basement bathroom.
- Replace damaged floor coverings in basement.
- Replace damaged wall coverings in basement.
- See Plan Review for egress window appeals process. 3 bedrooms all the same - 21 x 31 x 34 A.F.F., 7.8 sq. ft. of glazing. Stucco exterior.
- Remove and replace side entry steps and landing and all damaged sidewalk on north side of house. Mud jack sidewalks that tip towards house foundation or remove and replace.
- Repair garage block foundation and infill area where block is missing.
- Infill gap between front entry steps and house.
- Repair and replace chain link fence and gates all areas.
- A building permit is required to correct the above deficiencies.

**ELECTRICAL**                      **Inspector: Dan Moynihan**                      **Phone: 651-266-9036**

- 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
- Install S type fuse adapters and proper size S fuses
- Verify that fuse/circuit breaker amperage matches wire size
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Bathroom light in basement disconnect receptacle on fixture
- Remove all cord wiring

**ELECTRICAL**      **Inspector: Dan Moynihan**      **Phone: 651-266-9036**

- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- 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
- Install receptacle for garage door opener
- Purchase permit for service and at least 10 circuits.
- Remove or rewire 4 plex receptacle in garage to 2008 NEC.
- 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: Steve Fernlund**      **Phone: 651-266-9052**

- Basement - Water Heater - No gas shut off or gas piping incorrect
- Basement - Water Heater - T and P relief discharge piping incorrect
- Basement - Water Heater - not fired or in service
- Basement - Water Meter - meter is removed or not in service
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping
- Basement - Gas Piping - dryer gas shutoff; connector or piping incorrect also, dryer vent is incorrect
- Basement - Soil and Waste Piping - no front sewer clean out
- Basement - Soil and Waste Piping - replace corroded cast iron or steel waste piping also, closet elbow for first floor toilet is leaking
- Basement - Laundry Tub - fixture is broken or parts missing
- Basement - Laundry Tub - waste incorrect
- Basement - Lavatory - unvented
- Basement - Toilet Facilities - unvented also, reset toilet to code
- Basement - Tub and Shower - unvented
- Basement - Tub and Shower - waste incorrect
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect
- First Floor - Sink - water piping incorrect also, dishwasher waste is not connected
- Exterior - Lawn Hydrants - Requires backflow assembly or device
- Obtain plumbing permits prior to commencement of work.

Re: 1597 Westminster St  
Page 4

**HEATING**                      **Inspector: Maureen Hanson**                      **Phone: 651-266-9043**

- Install approved lever handle manual gas shutoff valve on furnace and remove unapproved valve.
- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines and unapproved valves.
- Provide appropriate size operable window in bathrooms or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms.
- A gas mechanical permit is required for the above work.

**ZONING**

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

**Notes:**

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

**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 Ken Eggers between 7:30 - 9:00 AM at 651-266-8989 or leave a voice mail message.

Sincerely,

James L. Seeger, Code Compliance Officer  
JLS:ml      Attachments