



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

## Code Compliance Report

September 02, 2015

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

SYLVIA M WILHELMI  
33188 361ST AVE  
LE SEUEUR MN 56058

Re: 1004 Grotto St N  
File#: 05 121329 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on August 11, 2015.

Please be advised that this report is accurate and correct as of the date September 02, 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 September 02, 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) RT1 zoning district.
2. The property was inspected as a Duplex.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)
2. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
3. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
4. 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)

5. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
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. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
8. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
9. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
10. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
11. Install footings and post under north basement beam.
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. Install landing at deck stairs.
14. Install new south side steps for 2nd. floor unit.
15. Repair basement rear exterior stairs and install drainage for bottom landing.
16. Install handrails on all required stairs.
17. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
18. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
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. 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. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
2. Properly strap and support cables and/or conduits Chapter 3, NEC (basement).
3. 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
4. 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

5. Correct grounding electrode system.
6. 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. 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 -Laundry Tub -(MPC 2300) Install the waste piping to code.
4. Basement -Laundry Tub -(MPC 0200 P) Install the water piping to code.
5. Basement -Soil and Waste Piping -(MPC 1000) Install a clean out at the base of all stacks.
6. Basement -Water Heater -(MPC 2210 Subp.4) Correct the pressure and temperature relief valve discharge.
7. Basement -Water Heater -(MFGC 402.1) Install the gas shut off and the gas piping to code.
8. Basement -Water Heater -(MPC 1730 Subp.1) Install the water piping for the water heater to code.
9. Basement -Water Heater -(MPC 2180) The water heater must be fired and in service.
10. Basement -Water Meter -(MPC MPC1700-SPRWS, Sec.88.10) The water meter must be installed and in service.
11. Basement -Water Meter -(MPC 1800, Subp.3, 4) The service valves must be functional and installed to code.
12. Basement -Water Piping -(SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
13. Basement -Water Piping -(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
14. Basement -Water Piping -(MPC 1730) Replace all the improperly sized water piping.
15. Basement -Water Piping -(MPC 1700) Provide water piping to all fixtures and appliances.
16. First Floor -Lavatory -(MPC 2300) Install the waste piping to code.
17. First Floor -Lavatory -(MPC 0200 P) Install the water piping to code.
18. First Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
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. First Floor -Sink -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
22. First Floor -Toilet Facilities -(MPC 0200 P) Install the water piping to code.
23. First Floor -Toilet Facilities -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
24. First Floor -Tub and Shower -(MPC 2300) Install the waste piping to code.

25. First Floor -Tub and Shower -(MPC 0200 P) Install the water piping to code.
26. First Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
27. First Floor -Tub and Shower -(MPC 1240) Replace the waste and overflow.
28. Second Floor -Lavatory -(MPC 2300) Install the waste piping to code.
29. Second Floor -Lavatory -(MPC 0200 P) Install the water piping to code.
30. Second Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
31. Second Floor -Sink -(MPC 2300) Install the waste piping to code.
32. Second Floor -Sink -(MPC 0200 P) Install the water piping to code.
33. Second Floor -Sink -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
34. Second Floor -Toilet Facilities -(MPC 0200 P) Install the water piping to code.
35. Second Floor -Toilet Facilities -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
36. Second Floor -Tub and Shower -(MPC 2300) Install the waste piping to code.
37. Second Floor -Tub and Shower -(MPC 0200 P) Install the water piping to code.
38. Second Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
39. Second Floor -Tub and Shower -(MPC 1240) Replace the waste and overflow.
40. Second Floor -Tub and Shower -(MPC 0900) Provide access.
41. 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: Pat McCullough

Phone: 651-266-9015

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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. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
3. Provide support for gas lines to code
4. Plug, cap and/or remove all disconnected gas lines
5. 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.
6. Provide heat in every habitable room and bathrooms
7. A forced warm air heating system may only serve one dwelling unit – dwelling separation required.
8. Mechanical Gas permits are required for the above work.
9. 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.

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. 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 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