



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

## Code Compliance Report

July 27, 2015

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

Nachman Goldberg  
1809 Yorkshire Ave  
Saint Paul MN 55116-2463

Re: 1809 Yorkshire Ave  
File#: 15 134859 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on July 07, 2015.

Please be advised that this report is accurate and correct as of the date July 27, 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 27, 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) R2 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. 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
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. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
  5. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
  6. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
  7. 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
  8. Provide major clean-up of premises. SPLC 34.34 (4)
  9. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
  10. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
  11. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
  12. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
  13. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
  14. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
  15. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
  16. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
  17. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
  18. Replace decayed deck boards.
  19. ZRepair old fireplace opening in east wall.
  20. Install ceiling joist , headers ,supports and footings as needed to meet code.
  21. Supply plans to DSI as to supports ,headers and load paths to footings.
  22. Install permanet retaining wall at east side of property (engineers design required)
  23. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
  24. Ceiling joist wall support have been removed and are not supporting loads imposed.
  25. Main part of house , basement and 1st. floor was gutted at time of inspection , only rear northeast room has drywall on walls.
  26. Insure code approved head clearance for new stairs , also rise and run need to meet code.
  27. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
  28. 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)
  29. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)

30. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
31. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
32. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
33. 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. 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. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
3. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, 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. Throughout -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
6. Throughout -Properly strap and support cables and/or conduits. Chapter 3, NEC
7. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
8. Throughout -Repair damaged electrical due to demolition to current NEC.
9. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Tom Schweitzer

Phone: 651-266-9055

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1. Basement -Gas Piping -(MMC 103) Replace corroded gas piping/fittings.
2. Basement -Gas Piping -(MFGC 411) Replace improper piping or fittings.
3. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
4. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
5. Basement -Laundry Tub -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
6. Basement -Lavatory -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
7. Basement -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
8. Basement -Soil and Waste Piping -(MPC 1000) Install a front sewer clean out.

9. Basement -Soil and Waste Piping -(MPC 2420) Replace all improper connections, transitions, fittings or pipe usage.
10. Basement -Sump Pump/Basket -(MPC 2440) Run the clear water sump water to the outside of the building.
11. Basement -Toilet Facilities -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
12. Basement -Toilet Facilities -(MPC 0870) Reset the toilet on a firm base.
13. Basement -Tub and Shower -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
14. Basement -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
15. Basement -Water Heater -(MFGC 402.1) Install the gas shut off and the gas piping to code.
16. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
17. Basement -Water Heater -(MPC 2180) The water heater must be fired and in service.
18. Basement -Water Meter -(MPC 2280) Support the water meter to code.
19. Basement -Water Piping -(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
20. Basement -Water Piping -(MPC 0420) Replace all the improper fittings and fittings that have improper usage.
21. Basement -Water Piping -(MPC 1700) Provide water piping to all fixtures and appliances.
22. Basement -Water Piping -(SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
23. Bathroom -Water Heater -(MPC 1730 Subp.1) Install the water piping for the water heater to code.
24. Exterior -Lawn Hydrants -(MPC 2000) The lawn hydrant(s) require a backflow assembly or device.
25. First Floor -Lavatory -(MPC 0200 O) Repair/replace the picture that is missing, broken or has parts missing.
26. First Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
27. First Floor -Toilet Facilities -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
28. First Floor -Toilet Facilities -(MPC 0870) Reset the toilet on a firm base.
29. First Floor -Tub and Shower -(MPC 0200 P) Install the water piping to code.
30. First Floor -Tub and Shower -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
31. First Floor -Tub and Shower -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
32. First Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
33. Kitchen -Sink -(MPC 0200 O) Repair/replace the fixture that is missing, broken

or has parts missing.

34. Kitchen -Sink -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
35. Kitchen -Sink -(MPC 2000 B) Provide the proper potable water protection for the faucet spout.
36. 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. Install heating system to code with all required permits and inspections. Remove all remaining abandoned heating equipment and related piping.

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. 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.)

Re: 1809 Yorkshire Ave  
July 27, 2015  
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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