



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

## Code Compliance Report

August 31, 2017

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

PAUL ORMSETH RESTORATION & CONSTRUCTION  
75 5TH ST W  
ST PAUL MN 55102

Re: 767 4th St E  
File#: 09 006419 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on August 29, 2017.

Please be advised that this report is accurate and correct as of the date August 31, 2017. 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 August 31, 2017. 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) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
2. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
3. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
4. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)

5. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
6. 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)
7. 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)
8. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
9. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
10. 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
11. Provide major clean-up of premises. SPLC 34.34 (4)
12. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
13. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
14. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
15. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
16. Remove all wall and ceiling covering from basement.
17. Replace or sister floor joist in basement as needed where damaged.
18. Remove all ceiling , floor and wall covering throughout building.
19. Replace foundation stone as needed where failing and loose in many locations.
20. Replace roof covering and replace or restore old siding and trim as needed. Remove vinyl siding.
21. Building will be a single family dwelling when complete.
22. Repair or remove chimney's .
23. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
24. Replace retaining wall on east side of house.
25. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
26. 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
27. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
28. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
29. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
30. 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)

31. 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: Dan Moynihan

Phone: 651-266-9036

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1. Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
2. Check all outlets for proper polarity and verify ground on 3-prong outlets
3. 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
4. Remove and or/ re-wire all illegal, improper or hazardous wiring in basement
5. Replace all painted-over receptacles.
6. All electrical on first floor and basements removed or damaged by vandalism including service panels. Repair to 2011 NEC. Purchase permit for service and all circuits.
7. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
8. Provide a complete circuit directory at service panel indicating location and use of all circuits
9. Verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
10. Verify that fuse/circuit breaker amperage matches wire size
11. Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers
12. Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
13. Install globe-type enclosed light fixture on all closet lights
14. Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
15. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Rick Jacobs

Phone: 651-266-9051

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1. Basement -Laundry area Stand Pipe - support laundry waste and waters correctly to code.
2. Basement -Gas Piping - Some gas piping missing. Replace to code.
3. Basement -Water Piping - all water piping is missing. Replace per code.
4. Basement -Water Meter - meter is missing
5. Basement -Two Water Heaters - water heaters totally disconnected. Re-install per code or replace to code.
6. Basement -Gas Piping -replace improper piping or fittings (IFGC 406.1.2)
7. Basement -Gas Piping -dryer gas shutoff; connector or piping incorrect (IFGC 402.1)

8. Basement -Gas Piping -run dryer vent to code (IFGC 613.1 - IMC 604.1)
9. Basement -Laundry Tub -waste incorrect (MPC 2300)
10. Basement -Laundry Tub -water piping incorrect (MPC 0200 P.)
11. Basement -Laundry Tub -faucet is missing, broken or parts missing (MPC 0200. P.)
12. Basement -Soil and Waste Piping -no front sewer clean out (MPC 1000)
13. Basement -Soil and Waste Piping -unplugged or open piping; back pitched piping (MPC 1000)
14. Basement -Water Heater -T and P valve Required (MPC 2210 Subp. 2)
15. Basement -Water Heater -T and P relief discharge piping incorrect (MPC 2210 Subp. 4)
16. Basement -Water Heater -No gas shut off or gas piping incorrect (IFGC 402.1)
17. Basement -Water Heater -gas venting incorrect (IFGC 503)
18. Basement -Water Heater -Vent must be in chimney liner (IFGC 501.12)
19. Basement -Water Heater -Water piping incorrect (MPC 1730 Subp. 1)
20. Basement -Water Heater -not fired or in service (MPC 2180)
21. Basement -Water Meter -meter is removed or not in service (MPC 4715.1700)
22. Basement -Water Meter -meter needs repair or is broken
23. Basement -Water Meter -service valves not functional or correct (MPC 1800 Subp 3,4)
24. Basement -Water Meter -corroded piping; incorrect piping (MPC 0200 0.)
25. Basement -Water Meter -remove meter from pit (MPC 88.08)
26. Basement -Water Meter -raise meter to a minimum 12 inches above floor (MPC 2280)
27. Basement -Water Meter -support meter properly (MPC 2280)
28. Basement -Water Piping -repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
29. Basement -Water Piping -pipe sizing incorrect (MPC 4715.1730)
30. Basement -Water Piping -improper fittings or usage (MPC 0420)
31. Basement -Water Piping -improper piping or usage (MPC 0520)
32. Basement -Water Piping -boiler fill water line requires backflow assembly or device (MPC 2100)
33. Basement -Water Piping -provide water piping to all fixtures and appliances (MPC 1700)
34. Basement -Water Piping -run 1 inch water line from meter to first major take off (SPRWS Water Code)
35. Basement -Water Piping -add appropriate hangers (MPC 1430 Subp. 4)
36. Exterior -Entry into building capped and locked off by Excel. Test all gas pipe and re-pipe to code for Excel unlock.
37. Exterior -Gas Piping -Improper entry into dwelling (IFGC 404.4)
38. First Floor -Toilet - reset to floor and provide proper space for toilet tank
39. First Floor -Gas Piping -range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)

40. First Floor -Lavatory -waste incorrect (MPC 2300)
41. First Floor -Lavatory -water piping incorrect (MPC 0200 P.)
42. First Floor -Lavatory -fixture is broken or parts missing (MPC 0200 O.)
43. First Floor -Lavatory -faucet is missing, broken, or parts missing (MPC 0200.P.)
44. First Floor -Sink -waste incorrect (MPC 2300)
45. First Floor -Sink -water piping incorrect (MPC 0200 P.)
46. First Floor -Sink -fixture is broken or parts missing (MPC 0200 O.)
47. First Floor -Sink -faucet is missing, broken or parts missing (MPC 0200.P.)
48. First Floor -Tub and Shower -waste incorrect (MPC 2300)
49. First Floor -Tub and Shower -water piping incorrect (MPC 0200 P.)
50. First Floor -Tub and Shower -provide anti-scald valve (MPC 1380. Subp. 5)
51. First Floor -Tub and Shower -replace waste and overflow (MPC 1240)
52. First Floor -Tub and Shower -Provide access (MPC 0900)
53. First Floor -Tub and Shower -provide stopper (MPC 1240)
54. Second Floor -Toilet - reset toilet to floor
55. Second Floor -Gas Piping -range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)
56. Second Floor -Lavatory -waste incorrect (MPC 2300)
57. Second Floor -Lavatory -water piping incorrect (MPC 0200 P.)
58. Second Floor -Lavatory -fixture is broken or parts missing (MPC 0200 O.)
59. Second Floor -Lavatory -faucet is missing, broken, or parts missing (MPC 0200. P.)
60. Second Floor -Sink -incorrectly vented (MPC 2500)
61. Second Floor -Sink -waste incorrect (MPC 2300)
62. Second Floor -Sink -water piping incorrect (MPC 0200 P.)
63. Second Floor -Sink -fixture is broken or parts missing (MPC 0200 O.)
64. Second Floor -Sink -faucet is missing, broken or parts missing (MPC 0200.P.)
65. Second Floor -Tub and Shower -faucet is missing, broken or parts missing (MPC 0200. P.)
66. Second Floor -Tub and Shower -provide anti-scald valve (MPC 1380. Subp. 5)
67. Second Floor -Tub and Shower -Provide access (MPC 0900)
68. Second Floor -Tub and Shower -provide stopper (MPC 1240)
69. 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.

1. Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe
2. Vent clothes dryer to code
3. Provide adequate combustion air and support duct to code
4. Provide support for gas lines to code
5. Plug, cap and/or remove all disconnected gas lines
6. Provide heat in every habitable room and bathrooms
7. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
8. Support supply and return piping from heating system according to code
9. Conduct witnessed pressure test on hot water heating system and check for leaks
10. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor
11. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
12. Repair or replace radiator valves as needed
13. Conduct witnessed pressure test on gas piping system.
14. Mechanical gas and hydronic 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. This property is in a designated Heritage Preservation District and all exterior work is subject to HPC guidelines and review before permits are issued. See attached explanation of design review process.
4. 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.)

Re: 767 4th St E  
August 31, 2017  
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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,

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