



## Code Compliance Report

November 04, 2015

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

NELSON CAPITAL LLC  
393 DUNLAP ST N STE LL 44  
ST PAUL MN 55104

Re: 129 Jessamine Ave E  
File#: 13 211487 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on October 08, 2015.

Please be advised that this report is accurate and correct as of the date November 04, 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 November 04, 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. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
2. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
3. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
4. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
5. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
6. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)

7. 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)
8. 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)
9. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
10. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
11. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
12. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
13. 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
14. Provide major clean- up of premises. SPLC 34.34 (4)
15. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
16. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
17. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
18. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
19. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
20. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
21. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
22. Provide general rehabilitation of garage. SPLC 34.32 (3)
23. Weather seal basement bulk head using approved materials. SPLC 34.09 (1b)
24. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
25. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
26. Remove trees from northwest corner of garage.
27. Replace garage overhead door.
28. Install safety glass in front stair side wall window.
29. Replace garage window sash ,frame and sill.
30. Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes). MNRC Ch 1309 Sect. 317
31. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
32. 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
33. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
  34. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
  35. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
  36. 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. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
3. 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
4. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
5. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
6. 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
7. Properly strap and support cables and/or conduits. Chapter 3, NEC
8. 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
9. 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
10. 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
11. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

**PLUMBING Inspector: Karl Abrahamson**

**Phone: 651- 266- 9049**

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1. Lawn Hydrants - (MPC 0200 K) Repair or replace the lawn hydrants that are broken or have parts missing.

2. Lawn Hydrants - (MPC 2000) The lawn hydrant(s) require a backflow assembly or device.
3. Piping Vents - (MPC 2530 Subp. 2) Install the correct size piping vents.
4. Plumbing - General - (MPC 2400 Subp.4) Caulk all the fixtures to code.
5. Plumbing - General - (MPC 0320 Subp.3) Plumbing installed without permits/inspections. Obtain proper permits and provide tests and inspections.
6. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
7. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
8. Basement - Gas Piping - (MMC 103) Remove all disconnected gas lines and unapproved valves.
9. Basement - Laundry Tub - (MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
10. Basement - Laundry Tub - (MPC 2300) Install the waste piping to code.
11. Basement - Laundry Tub - (MPC 0200 P) Install the water piping to code.
12. Basement - Soil and Waste Piping - (MPC 1000) Install a front sewer clean out.
13. Basement - Soil and Waste Piping - (MPC 2400) Plug all open piping and properly pitch all piping.
14. Basement - Soil and Waste Piping - (MPC 2420) Replace all improper connections, transitions, fittings or pipe usage.
15. Basement - Soil and Waste Piping - (MPC 0200) Replace all corroded cast iron, steel waste or vent piping.
16. Basement - Soil and Waste Piping - (MPC 1000) Install a clean out at the base of all stacks.
17. Basement - Water Heater - (MPC 2210 Subp.3) A pressure and temperature relief valve is required.
18. Basement - Water Heater - (MPC 2210 Subp.4) Correct the pressure and temperature relief valve discharge.
19. Basement - Water Heater - (MPC 1730 Subp.1) Install the water piping for the water heater to code.
20. Basement - Water Meter - (MPC 2280) Support the water meter to code.
21. Basement - Water Meter - (MPC 1800, Subp.3, 4) The service valves must be functional and installed to code.
22. Basement - Water Piping - (MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
23. Basement - Water Piping - (MPC 1700) Provide water piping to all fixtures and appliances.
24. Basement - Water Piping - (SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
25. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
26. First Floor - Sink - (MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
27. First Floor - Sink - (MPC 2300) Install the waste piping to code.
28. Second Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector

and gas piping for the range.

29. Second Floor - Lavatory - (MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
30. Second Floor - Lavatory - (MPC 2300) Install the waste piping to code.
31. Second Floor - Lavatory - (MPC 0200 P) Install the water piping to code.
32. Second Floor - Lavatory - (MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
33. Second Floor - Lavatory - (MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
34. Second Floor - Toilet Facilities - (MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
35. Second Floor - Toilet Facilities - (MPC 2300) Install the waste piping to code.
36. Second Floor - Toilet Facilities - (MPC 0870) Reset the toilet on a firm base.
37. Second Floor - Tub and Shower - (MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
38. Second Floor - Tub and Shower - (MPC 2300) Install the waste piping to code.
39. Second Floor - Tub and Shower - (MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
40. Second Floor - Tub and Shower - (MPC 1240) Replace the waste and overflow.
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: Christi Dick**

**Phone: 651- 266- 9045**

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1. Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve
2. Install approved automatic gas valve for furnace/boiler
3. 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
4. Provide thirty (30) inches of clearance in front of furnace/boiler for service
5. 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.
6. Install approved metal chimney liner
7. Replace furnace/boiler flue venting to code
8. Connect furnace/boiler and water heater venting into chimney liner
9. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code
10. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).

11. Provide adequate combustion air and support duct to code
12. Provide support for gas lines to code
13. Plug, cap and/or remove all disconnected gas lines
14. 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.
15. 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.
16. Repair and/or replace heating registers as necessary
17. Provide heat in every habitable room and bathrooms
18. A forced warm air heating system may only serve one dwelling unit - dwelling separation required.
19. Mechanical Gas permits are required for the above work.

**Notes:**

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1. See attachment for permit requirements and appeals procedure.
2. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
3. Interior of garage not available for inspection. Repair per applicable codes.

**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: 129 Jessamine Ave E  
November 04, 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