



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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December 23, 2008

FRED VANDERBECK  
P O BOX 7182  
ST PAUL MN 55107

Re: 474 Curtice St E  
File#: 08 049698 VB2

Dear Property Owner:

Pursuant to your request the above-referenced property was inspected and the following report is submitted:

**BUILDING**

1. Repair or replace damaged storm doors.
2. Install handrails and guardrails at all stairways, including basement stairways, per attachment.
3. Install plinth blocks under posts in basement.
4. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary for basement windows.
5. Provide complete storms and screens, in good repair, for all door and window openings.
6. Repair walls, ceilings and floors throughout, as necessary.
7. 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).
8. Provide smoke detectors per the Minnesota Building Code and carbon monoxide detectors per State law.
9. Provide proper drainage around house to direct water away from foundation.
10. Provide general rehabilitation of garage.

**ELECTRICAL**

1. fafsdfasf
2. Provide a complete circuit directory at service panel.
3. Verify/install a separate 20 ampere laundry circuit & a separate 20 ampere kitchen appliance circuit.
4. Properly strap cables and conduits in basement or service conduit on the exterior of the house.

### **ELECTRICAL**

5. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
6. Check all 3-wire outlets for proper polarity and verify ground.
7. Remove any 3-wire ungrounded outlets, and replace with 2-wire, or ground 3-wire to code.
8. Throughout building, install outlets and light fixtures, as specified in Bulletin 80-1.
9. Install hard-wired, battery backup smoke detector, as specified in Bulletin 80-1, and other smoke detectors as required by the IRC.
10. Properly wire exterior lights at front/side/back door.
11. Remove and/or rewire all illegal, improper or hazardous wiring in basement/garage.
12. All electrical work must be done by a licensed electrical contractor under an electrical permit.
13. Any open walls or walls that are open as part of this project must be wired to the standards of the 2008 NEC.
14. Install service mast to code.
15. Wire entire house to Bulletin 80-1.

### **PLUMBING**

All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.

#### **Basement**

1. Replace rusted water heater to code.
2. The water meter is removed and not in service and the service valves are not functional or correct.
3. Remove galvanized pipe from before meter.
4. Raise meter to minimum 12" above floor.
5. Repair or replace all corroded, broken or leaking piping.
6. Replace corroded gas piping.
7. The dryer gas shutoff, connector or gas piping is incorrect.
8. The soil and waste piping has unplugged or open piping at floor drain.
9. The soil and waste piping has improper pipe supports.
10. The laundry tub faucet is missing, broken or parts missing.

#### **First Floor**

11. The first floor laundry stand pipe drains into the laundry tub in basement vent.

#### **Second Floor**

12. Replace rusty bathtub. Provide anti-scald faucet and an access panel.

#### **Exterior**

13. The lawn hydrant(s) requires backflow assembly or device.

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### **HEATING**

1. Install approved lever handle manual gas shutoff valve on furnace and remove unapproved valves.
2. 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.
3. Connect furnace and water heater venting into chimney liner.
4. Vent clothes dryer to code.
5. Provide adequate combustion air and support duct to code.
6. Provide support for gas lines to code.
7. Plug, cap and/or remove all disconnected gas lines.
8. Remove appliance flexible connector that is running through floor.
9. Clean all supply and return ducts for warm air heating system.
10. Repair and/or replace heating registers as necessary.
11. Repair return air panning in basement.
12. A gas mechanical permit is required for the above work.

### **ZONING**

1. This house was inspected as a single family dwelling.

### **NOTES**

See attachment for permit requirements and appeals procedure.

Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

Interior of garage not available for inspection. Repair per applicable codes.

**This is a registered vacant building. In order to reoccupy the building, all deficiencies listed on the 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.**

Sincerely,

James L. Seeger  
Code Compliance Officer  
JLS: ml  
Attachments