



CITY OF SAINT PAUL  
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February 04, 2009

ATLAS-CHASE C/O LENTZ TEAM ASSOC  
3464 WASHINGTON DRIVE SUITE 100  
EAGAN MN 55122

Re: 472 Concord St  
File#: 09 013308 VB2

Dear Property Owner:

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

**BUILDING**

1. Properly install flashing, weather barrier and windows and window wrap per code with inspections before siding installed.
2. Remove rotted and decayed wood from rear basement walls.
3. Flash chimney as per code requirements, insure roofing install per code.
4. Install tempered glass in window to south of rear entry door to porch.
5. Install landing at front door to code.
6. Replace front steps to street.
7. Insure basement cellar floor is even, is cleanable, and all holes are filled.
8. Install handrails and guardrails at all stairways, including basement stairways, per attachment.
9. Install plinth blocks under posts in basement.
10. Tuck Point interior/exterior of foundation.
11. Install floor covering in the bathroom and kitchen that is impervious to water.
12. Install tempered or safety glass in window over stair landing to Code (stairs to basement).
13. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
14. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
15. Provide complete storms and screens, in good repair, for all door and window openings.
16. Where wall and ceiling covering is removed install full-thickness or code-specified insulation.
17. 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).

### **BUILDING**

18. Any framing members that 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 headered, etc.) are to be reconstructed as per code.
19. Provide general clean-up of premise.
20. Provide smoke detectors per the Minnesota Building Code and carbon monoxide detectors per State law.
21. Repair siding, soffit, fascia, trim, etc. as necessary.
22. Provide weather-sealed, air-sealed, and vermin-sealed exterior.
23. Provide proper drainage around house to direct water away from foundation.
24. Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation.
25. Repair or replace damaged doors and frames as necessary, including storm doors.
26. Weather-seal exterior doors.
27. Air-seal and insulate attic access door in an approved manner.

### **ELECTRICAL**

1. Ground the electrical service to the water service with a copper conductor within 5' of the entrance point of the water service.
2. Provide a complete circuit directory at service panel indicating location and use of all circuits.
3. Verify/install a separate 20 ampere laundry circuit & a separate 20 ampere kitchen appliance circuit.
4. Verify that fuse/circuit breaker amperage matches wire size.
5. Close open knockouts in service panel/junction boxes with knockout seals.
6. Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
7. Provide one (1) light for each 200 square feet in unfinished basement. One light must be switched from the top of the stairs.
8. Install/replace GFCI receptacle in basement/first bathroom/second bathroom adjacent to the sink.
9. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
10. Check all outlets for proper polarity and verify ground on 3-prong outlets.
11. Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code.
12. Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
13. Install hard-wired, battery backup smoke detector as specified in Bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms.
14. Install exterior lights at front/side/back entry doors.
15. Remove and/or rewire all illegal, improper or hazardous wiring in basement/ garage.
16. *All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.*

### **ELECTRICAL**

17. *All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.*
18. *Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.*
19. *All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1)*
20. Service too far into house without over current device.
21. Bond service entrance conduct, install bonding screw.

### **PLUMBING**

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

#### **Basement**

1. The water heater has no gas shutoff or gas piping is incorrect.
2. The water heater gas venting and water piping are incorrect.
3. The water heater is not fired or in service.
4. Repair or replace all corroded, broken or leaking water piping.
5. The water pipe sizing is incorrect.
6. The water piping has improper fittings, piping or usage.
7. Provide water piping to all fixtures and appliances. Add appropriate hangers.
8. The dryer gas shutoff, connector or gas piping is incorrect. Add appropriate hangers.
9. Gas piping need drip tee to dryer gas.
10. The soil and waste piping has no front sewer cleanout and no soil stack base cleanout.
11. The soil and waste piping has back pitched piping and improper pipe supports and improper connections, transitions, fittings or pipe usage. Add appropriate hangers.
12. The laundry tub waste and water piping are incorrect and incorrectly vented.

#### **First Floor**

13. Remove dishwasher lines.
14. The kitchen sink waste is incorrect and un-vented.
15. The lavatory waste is incorrect.
16. The water closet is un-vented and the waste is incorrect.
17. The shower waste is incorrect and un-vented.
18. The shower faucet is missing, broken or parts missing. Provide anti-siphon/anti-scald valve.
19. The range gas shutoff, connector or gas piping is incorrect.

#### **Exterior**

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

### **HEATING**

1. Install approved lever handle manual gas shutoff valve on furnace and remove unapproved valve.
  2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
  3. 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.
  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 unapproved cast iron fittings from gas piping.
  9. Clean all supply and return ducts for warm air heating system.
  10. Repair and/or replace heating registers as necessary.
- Gas and warm air mechanical permits are 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.

**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