



## Code Compliance Report

September 08, 2015

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

Twin Cities Community Land Bank Llc  
615 1st Ave Ne Ste 410  
Minneapolis MN 55413-2447

Re: 544 Minnehaha Ave W  
File#: 11 262509 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on August 26, 2015.

Please be advised that this report is accurate and correct as of the date September 08, 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 September 08, 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) RM2 zoning district.
2. This property was inspected as a Single Family Dwelling.

**BUILDING Inspector: Jim Seeger**

**Phone: 651-266-9046**

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (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. Re- level structure as much as is practical. SPLC 34.10 (2)
9. Where wall and ceiling covering is removed install full thickness or code- specified insulation. MN Energy Code Ch. 1322.1101 (exempt. 4)
10. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
11. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
14. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
15. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
16. Provide general rehabilitation of garage. SPLC 34.32 (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. Repair all floor framing and supports below 1st. floor and remove all decayed framing and post.
19. Remove all wall covering and framing in cellar and repair foundation and footing as needed.
20. Replace damaged garage doors.
21. Insure grading on west side of structure adiquit to keep water away from foundation framing.
22. Replace kitchen cabinets , vanitys and countertops.
23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
24. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
25. 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
26. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
27. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
28. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
29. 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)
30. 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: Dave Blank**

**Phone: 651- 266- 9035**

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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. Replace all painted- over receptacles.
3. Hazardous wiring noted in many areas of the house.
4. Ensure installation of outlet boxes at all device and fixture locations.
5. Ensure use of box extensions on all paneled walls.
6. Replace electrical service.
7. Based on repair list, purchase permit for a service and all circuits.
8. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
9. Provide a complete circuit directory at service panel indicating location and use of all circuits
10. Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
11. Check all outlets for proper polarity and verify ground on 3- prong outlets
12. Remove any 3- wire ungrounded outlets and replace with 2- wire or ground 3- wire to code
13. Install hard- wired, battery backup smoke detector and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
14. Properly wire exterior lights at back door
15. Remove and or/ re- wire all illegal, improper or hazardous wiring in basement/garage
16. 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 - The water heater is missing. Install the water heater to code.
2. Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
3. Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)
4. Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
5. Basement - Soil and Waste Piping - replace corroded cast iron or steel waste piping (MPC 0200) at stack
6. Basement - Soil and Waste Piping - no soil stack base clean out
7. Basement - Water Meter - raise meter to a minimum 12 inches above floor (MPC 2280)
8. Basement - Water Meter - meter is removed or not in service (MPC 4715.1700)
9. Basement - Water Meter - meter needs repair or is broken (SPRW Sec. 88.10)
10. Basement - Water Meter - service valves not functional or correct (MPC 1800 Subp 3,4)

11. Basement - Water Meter - corroded piping; incorrect piping (MPC 0200 0.)
12. Basement - Water Meter - remove meter from pit (SPRW 94.04)
13. Basement - Water Piping - provide water piping to all fixtures and appliances (MPC 1700)
14. Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)
15. Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
16. Basement - Water Piping - improper fittings or usage (MPC 0420)
17. Basement - Water Piping - improper piping or usage (MPC 0520)
18. Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
19. First Floor - Gas Piping - range gas shut off; connector or piping incorrect (MFGC 411)
20. First Floor - Gas Piping - dryer gas shutoff; connector or piping incorrect (MFGC 411)
21. First Floor - Gas Piping - run dryer vent to code (MFGC 614.1 - 614.7)
22. First Floor - Laundry Tub - incorrectly vented (MPC 2500)
23. First Floor - Laundry Tub - waste incorrect (MPC 2300)
24. First Floor - Sink - waste incorrect (MPC 2300)
25. First Floor - Sink - water piping incorrect (MPC 0200 P.)
26. Second Floor - Lavatory - waste incorrect (MPC 2300)
27. Second Floor - Lavatory - water piping incorrect (MPC 0200 P.)
28. Second Floor - Lavatory - fixture is broken or parts missing (MPC 0200 0.)
29. Second Floor - Lavatory - faucet is missing, broken, or parts missing (MPC 0200. P.)
30. Second Floor - Toilet Facilities - reset the toilet on a firm base (MPC 0870)
31. Second Floor - Tub and Shower - incorrectly vented (MPC 2500)
32. Second Floor - Tub and Shower - waste incorrect (MPC 2300)
33. Second Floor - Tub and Shower - water piping incorrect (MPC 0200 P.)
34. Second Floor - Tub and Shower - Provide access (MPC 0900)
35. Second Floor - Tub and Shower - provide stopper (MPC 1240)
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: Kevin Chapdelaine**

**Phone: 651- 266- 9042**

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1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
2. Clean and Orsat test furnace 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.

3. Vent clothes dryer to code
4. Raise gas service so it enters the house a minimum of three and one-half inches above grade.
5. Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
6. No access to basement and attic at time of inspection, bring all heating and ventilating equipment up to code.
7. Mechanical gas permit is 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. 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: 544 Minnehaha Ave W  
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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