



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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## Code Compliance Report

February 21, 2015

JAMES LOGAN  
872 SELBY AVE  
ST PAUL MN 55104

Re: 872 Selby Ave  
File#: 99 116494 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on January 27, 2012.

Please be advised that this report is accurate and correct as of the date February 21, 2012. 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 February 21, 2012. 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:

**BUILDING**                      **Inspector: Don Wagner**                      **Phone: 651-266-9016**

- 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.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.
- Install floor covering in bathroom and kitchen that is impervious to water.
- Repair walls, ceiling and floors throughout, as necessary. **(Most work is in bathrooms)**
- 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.~~
- Provide fire block construction as necessary and seal chases in basement ceiling. **(door at bottom of laundry chute)**

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- Air-seal and insulate attic/access door.
- Provide major clean-up of premises.

**BUILDING**                      **Inspector: Don Wagner**                      **Phone: 651-266-9016**

- Repair siding, soffit, fascia, trim, etc. as necessary.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide durable, dustless parking surface as specified in the zoning code.
- ~~Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.~~
- Openings in stair risers must be less than 4 inches. (balusters in basement not nailed adequately)
- To be a Single Family Dwelling when done.
- Install weather barrier around windows that are replaced and seal around windows with inspection before covering.
- Install grippable handrail on basement, first floor to second floor stairs and rear and front stairs with returns.
- Install guardrail on basement stairs. (secure balusters properly)
- ~~Install egress compliant window in second floor southwest bedroom.~~
- Replace chimney flashing as needed.
- ~~Install tempered glass in window on stair landing to second floor. (seams of new siding cannot stack on top of each other)~~
- New Building Permit required.
- A building permit is required to correct the above deficiencies.

**ELECTRICAL**                      **Inspector: Dan Moynihan**                      **Phone: 651-266-9036**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Verify that fuse/circuit breaker amperage matches wire size
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Install/replace GFCI receptacle in second floor bathroom adjacent to the sink
- Install globe-type enclosed light fixture on all closet lights
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets. No power at time of inspection.

- 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
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement
- Replace all painted-over receptacles.
- Rewire all electrical removed due to vandalism to 2011 NEC.
- Due to repair list purchase permit for 10 circuits.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

**PLUMBING**                      **Inspector: Rick Jacobs**                      **Phone: 651-266-9054**

- Basement - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - Water Heater - T and P relief discharge piping incorrect (MPC 2210 Subp. 4)
- Basement - Water Heater - T and P valve Required (MPC 2210 Subp. 2)
- Basement - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Water Heater - gas venting incorrect (IFGC 503)
- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Meter - meter is removed or not in service (MPC 4715.1700)
- Basement - Water Meter - raise meter to a minimum 12 inches above floor (MPC 2280)
- Basement - Water Meter - service valves not functional or correct (MPC 1800 Subp 3,4)
- Basement - Water Meter - support meter properly (MPC 2280)
- Basement - Water Piping - boiler fill water line requires backflow assembly or device (MPC 2100)
- Basement - Water Piping - improper fittings or usage (MPC 0420)
- Basement - Water Piping - pipe sizing incorrect (MPC 4715.1730)
- Basement - Water Piping - provide water piping to all fixtures and appliances (MPC 1700)
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)
- Basement - Water Piping - Replace missing water pipe to code.
- Basement - Gas Piping - Install missing gas pipe to code.
- Basement - Gas Piping - replace improper piping or fittings (IFGC 406.1.2)

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- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)
- Basement - The waste from the toilet in basement must be properly capped to code.
- Basement - Laundry Tub - waste incorrect (MPC 2300)
- First Floor - Lavatory - faucet is missing, broken, or parts missing (MPC 0200.P.)
- First Floor - Lavatory - fixture is broken or parts missing (MPC 0200 0.)
- First Floor - Lavatory - waste incorrect (MPC 2300)
- First Floor - Lavatory - water piping incorrect (MPC 0200 P.)
- First Floor - Sink - faucet is missing, broken or parts missing (MPC 0200.P.)
- First Floor - Sink - fixture is broken or parts missing (MPC 0200 0.)
- First Floor - Sink - waste incorrect (MPC 2300)
- First Floor - Sink - water piping incorrect (MPC 0200 P.)
- First Floor - Toilet Facilities - fixture is broken or parts missing (MPC 0200 0.)
- First Floor - Toilet Facilities - waste incorrect (MPC 2300)
- First Floor - Toilet Facilities - water piping incorrect (MPC 0200 P.)
- First Floor - Tub and Shower - faucet is missing, broken or parts missing (MPC 0200. P.)
- First Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- First Floor - Tub and Shower - provide stopper (MPC 1240)
- First Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- First Floor - Tub and Shower - waste incorrect (MPC 2300)
- First Floor - Tub and Shower - water piping incorrect (MPC 0200 P.)
- Second Floor - Lavatory - faucet is missing, broken, or parts missing (MPC 0200.P.)
- Second Floor - Lavatory - fixture is broken or parts missing (MPC 0200 0.)
- Second Floor - Lavatory - waste incorrect (MPC 2300)
- Second Floor - Lavatory - water piping incorrect (MPC 0200 P.)
- Second Floor - Sink - faucet is missing, broken or parts missing (MPC 0200.P.)
- Second Floor - Sink - fixture is broken or parts missing (MPC 0200 0.)
- Second Floor - Sink - waste incorrect (MPC 2300)
- Second Floor - Sink - water piping incorrect (MPC 0200 P.)
- Second Floor - Toilet Facilities - fixture is broken or parts missing (MPC 0200 0.)
- Second Floor - Toilet Facilities - waste incorrect (MPC 2300)
- Second Floor - Toilet Facilities - water piping incorrect (MPC 0200 P.)
- Second Floor - Tub and Shower - Provide access (MPC 0900)
- Second Floor - Tub and Shower - faucet is missing, broken or parts missing (MPC 0200. P.)
- Second Floor - Tub and Shower - fixture is broken or parts missing (MPC 0200 0.)
- Second Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- Second Floor - Tub and Shower - replace waste and overflow (MPC 1240)

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- Second Floor - Tub and Shower - waste incorrect (MPC 2300)
- Second Floor - Tub and Shower - water piping incorrect (MPC 0200 P.)
- Exterior - Rain Leader - Not properly plugged or capped off
- Obtain plumbing permits prior to commencement of work.

**HEATING                      Inspector: Kevin Chapdelaine                      Phone: 651-266-9042**

- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe
- Connect boiler and water heater venting into chimney liner.
- Vent clothes dryer to code
- Provide adequate combustion air and support duct to code
- 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.
- Install heating system to code.
- Provide heat in every habitable room and bathrooms.
- Mechanical gas and hydronic permits are required for the above work.

**ZONING**

1. This property is in a(n) B2 zoning district.
2. This property was inspected as a Single Family Dwelling.

**This property was inspected as a Duplex which is not permitted in this zoning district; this property may be a non-conforming use and will require zoning approval before a sale can be approved, any permits may be issued or any work on the property is started.**

**Notes:**

- See attachment for permit requirements and appeals procedure.
- This property is designed by the Vacant Buildings Department as a Category #3 which requires a \$5000.00 Performance Bond or Deposit at the time the permit is issued.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

**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.) If you have any questions regarding

this inspection report, please contact Don Wagner between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger, Code Compliance Officer

Phone: 651-266-9046

Email: [james.seeger@ci.stpaul.mn.us](mailto:james.seeger@ci.stpaul.mn.us)

JLS:ml

Attachments