



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
[www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

## Code Compliance Report

January 25, 2019

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

MIKE OLSEN  
659 BIELENBERG DRIVE  
WOODBURY MN 55125

Re: 106 Douglas St  
File#: 18 050997 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on December 18, 2018.

Please be advised that this report is accurate and correct as of the date January 25, 2019. 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 January 25, 2019. 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. A Legislative Code exemption (Chapter 33.03(f)) allows a Category 2 Vacant Building to be sold "as is" providing the buyer, prior to closing, completes an approval process. For further information, call Reid Soley at 651-266-9120.

### ZONING

1. This property is in a(n) T1 zoning district.
2. The property was inspected as a Duplex.

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 walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
3. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
4. 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

5. Provide major clean-up of premises. SPLC 34.34 (4)
6. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
7. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
8. Clean out crawl space and install vapor barrier.
9. Tuck point foundation.
10. Replace floor framing to code for 2nd.floor front porch.
11. Replace damaged shingles , soffit , fascia , windows and siding on front porch.
12. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
13. Call for framing inspection before covering.
14. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
15. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
16. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
17. 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)
18. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
19. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
20. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
21. 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. 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
3. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
4. 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
5. Throughout -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

6. Throughout -Properly strap and support cables and/or conduits. Chapter 3, NEC
7. Throughout -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
8. Throughout -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
9. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
10. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Troy McManus

Phone: 651-266-9053

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1. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
2. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
4. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
5. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
6. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
7. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
8. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
9. Basement -Soil and Waste Piping -(MPC .0100 M & 418.2) Replace the floor drain cover or clean out plug.
10. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
11. Basement -Sump Pump/Basket -(MPC 1101.5.2) Provide a properly secured cover.
12. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
13. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
14. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
15. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
16. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
17. Basement -Water Meter -(MPC 0.200 O) Repair the corroded or incorrect water

meter piping.

18. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
19. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
20. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
21. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
22. First Floor -Tub and Shower -(MPC 409.2) Provide an approved waste stopper
23. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
24. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
25. Second Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
26. Second Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
27. Second Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
28. Second Floor -Sink -(MPC 701) Install the waste piping to code.
29. Second Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
30. Second Floor -Sink -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
31. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
32. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
33. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
34. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
35. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
36. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
37. Second Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
38. Second Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
39. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

Heating Inspector: Erin Powell

Phone: 651-266-9042

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1. 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.
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/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. Replace furnace/boiler flue venting to code
5. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
6. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
7. Provide adequate combustion air and support duct to code.
8. Provide support for gas lines to code.
9. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
10. Install furnace air filter access cover.
11. 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.
12. Repair and/or replace heating registers as necessary.
13. Provide heat in every habitable room and bathroom.
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 vented to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.

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.

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 Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James 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