



CITY OF SAINT PAUL

## Code Compliance Report

July 09, 2021

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

CHRIS BOYLAN  
1842 JULIET AVE  
ST PAUL MN 55105

Re: 1508 Como Ave  
File#: 03 333272 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on May 06, 2021.

Please be advised that this report is accurate and correct as of the date July 09, 2021. 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 July 09, 2021. 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) RT1 zoning district.
2. The property was inspected as a Duplex.

**BUILDING Inspector: Nathan Bruhn**

**Phone: 651-266-9033**

1. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
2. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
3. 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)
4. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)

5. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
6. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
7. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
8. 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)
9. 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)
10. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
11. Where wall and ceiling covering is removed install full thickness or code- specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
12. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
13. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
14. 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
15. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
16. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
17. Replace or repair rear landing/ deck and stairway per code. SPLC 34.09 (2)
18. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
19. Verify gutters are in working condition and install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
20. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
21. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
22. Provide general rehabilitation of garage. SPLC 34.32 (3)
23. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
24. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
25. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
26. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
27. Remove and replace all rotted framing members throughout the property.
28. Remove ceiling covering in garage.
29. Repair holes in roof.
30. Insure a 1 hour fire separation is maintained from the basement through the roof line.
31. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3

32. Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes). MNRC Ch 1309 Sect. 317
33. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
34. 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
35. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
36. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
37. 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. 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 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
3. 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
4. Replace electrical service panel due to excessive corrosion. Article 110.12 (B), NEC
5. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
6. Open walls and ceilings in multiple locations. Wire to the current NEC.
7. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

**PLUMBING Inspector: Jim Kaufer**

**Phone: 651- 266- 9054**

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1. Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
2. Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3. Laundry Tub - (MPC .0100 & 901) Install a proper fixture vent to code.
4. Laundry Tub - (MPC 701) Install the waste piping to code.
5. Laundry Tub - (MPC .0100 P & Q & 419.2) Install the water piping to code.
6. Laundry Tub - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
7. Laundry Tub - (MPC 301.1) Repair/replace the faucet that is missing, broken or

has parts missing.

8. Laundry Tub - (MPC .0100 B) Provide the proper potable water protection for the faucet spout.
9. Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
10. Lavatory - (MPC 701) Install the waste piping to code.
11. Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
12. Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
13. Lavatory - (MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
14. Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
15. Sink - (MPC 701) Install the waste piping to code.
16. Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
17. Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
18. Sink - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
19. Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
20. Toilet Facilities - (MPC 701) Install the waste piping to code.
21. Toilet Facilities - (MPC .0100 P & Q & 419.2) Install the water piping to code.
22. Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
23. Toilet Facilities - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
24. Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
25. Tub and Shower - (MPC 701) Install the waste piping to code.
26. Tub and Shower - (MPC .0100 P & Q & 419.2) Install the water piping to code.
27. Tub and Shower - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
28. Tub and Shower - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
29. Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
30. Water Heater - (MFGC 503) Install the water heater gas venting to code.
31. Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
32. Water Heater - (MPC 501) Install the water piping for the water heater to code.
33. Water Heater - (MPC 701) Provide adequate combustion air for the gas burning appliance.
34. Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
35. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
36. Basement - Laundry Tub - (MPC .0100 & 901) Install a proper fixture vent to code.

37. Basement - Laundry Tub - (MPC 701) Install the waste piping to code.
38. Basement - Laundry Tub - (MPC .0100 P & Q & 419.2) Install the water piping to code.
39. Basement - Laundry Tub - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
40. Basement - Laundry Tub - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
41. Basement - Laundry Tub - (MPC .0100 B) Provide the proper potable water protection for the faucet spout.
42. Basement - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
43. Basement - Sink - (MPC 701) Install the waste piping to code.
44. Basement - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
45. Basement - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
46. Basement - Sink - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
47. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
48. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
49. Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.
50. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
51. Basement - Water Heater - (MMC 701) Provide adequate combustion air for the gas burning appliance.
52. Basement - Water Meter - (MPC 609.11) Support the water meter to code.
53. Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
54. Basement - Water Meter - (SPRWS Sec.88.10) Repair the water meter.
55. Basement - Water Meter - (MPC 606.2) The service valves must be functional and installed to code.
56. Basement - Water Meter - (MPC 609.11 & SPRW Sec. 904.04 (a)) Raise the water meter to a minimum of 12 inches above the floor.
57. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
58. Second Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
59. Second Floor - Lavatory - (MPC 701) Install the waste piping to code.
60. Second Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
61. Second Floor - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
62. Second Floor - Lavatory - (MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.

63. Second Floor - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
64. Second Floor - Toilet Facilities - (MPC 701) Install the waste piping to code.
65. Second Floor - Toilet Facilities - (MPC .0100 P & Q & 419.2) Install the water piping to code.
66. Second Floor - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
67. Second Floor - Toilet Facilities - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
68. Second Floor - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
69. Second Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
70. Second Floor - Tub and Shower - (MPC .0100 P & Q & 419.2) Install the water piping to code.
71. Second Floor - Tub and Shower - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
72. Second Floor - Tub and Shower - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
73. Second Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
74. 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: Erik Witt**

**Phone: 651- 266- 9045**

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1. 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.
2. Install approved metal chimney liner.
3. Replace furnace/boiler flue venting to code.
4. Connect furnace/boiler and water heater venting into chimney liner.
5. Vent clothes dryer to code.
6. Provide adequate combustion air and support duct to code.
7. Provide support for gas lines to code.
8. Plug, cap and/or remove all disconnected gas lines and unapproved valves.
9. Provide 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.

10. Repair and/or replace heating registers as necessary.
11. Provide heat in every habitable room and bathrooms.
12. Mechanical permits are required for the above work.

**Notes:**

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1. See attachment for permit requirements and appeals procedure.
2. 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.)

If you have any questions regarding this inspection report, please contact Nathan Bruhn between 7:30 - 9:00 AM at 651-266-9033 or leave a voice mail message.

Sincerely,

Nathan Bruhn  
Code Compliance Officer  
Department of Safety and Inspections  
City of Saint Paul  
375 Jackson Street, Suite 220  
Saint Paul MN 55101  
Phone: 651-266-9033  
Email: [nathan.bruhn@ci.stpaul.mn.us](mailto:nathan.bruhn@ci.stpaul.mn.us)

Attachments