



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989  
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September 27, 2010

PHITO ALCENAT  
8043 14TH AVE S  
BLOOMINGTON MN 55425

Re: 987 Euclid St  
File#: 09 086218 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on September 13, 2010.

Please be advised that this report is accurate and correct as of the date September 27, 2010. 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 27, 2010. 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: Jim Seeger**                      **Phone: 651-266-9046**

- Insure basement cellar floor is even, is cleanable, and all holes are filled.
- Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed.
- Tuck Point interior/exterior of foundation as necessary.
- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- Permanently secure top and bottom of support posts in an approved manner.
- Remove or encapsulate asbestos in an approved manner.
- 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).
- Maintain one hour fire separation between dwelling units and between units and common areas.
- 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.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.

**BUILDING**                      **Inspector: Jim Seeger**                      **Phone: 651-266-9046**

- 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.
- Repair walls, ceiling and floors throughout, as necessary.
- 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.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Provide major clean-up of premises.
- Provide proper drainage around house to direct water away from foundation of house.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Provide general rehabilitation of storage shed.
- Install address numbers visible from street and on the alley side of storage shed.
- 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.
- 1 Replace all deteriorated siding and trim, about 80 percent of siding.
- 2 Install full size front door.
- 3 Repair fence to code or remove.
- 4 Rebuild storage shed or remove.
- 5 install flashing to code at rear stair outside landing at wall.
- 6 East side entry roof needs new roof covering and new floor system.
- 7 Replace front door and jamb into house from porch.
- 8 Many joist in basement need replacement or sistering of new joist.
- 9 Building needs about 40,000 dollars of building permit work, minimum.
- A building permit is required to correct the above deficiencies.

**ELECTRICAL**                      **Inspector: Jamie McNamara**                      **Phone: 651-266-9037**

- Ground the second floor electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit

**ELECTRICAL**      **Inspector: Jamie McNamara**      **Phone: 651-266-9037**

- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Provide one (1) light for each 200 square feet in unfinished basement. One light must be switched on from the top of the stairs
- install/replace GFCI receptacle in first bathroom adjacent to the sink
- Ground bathroom light in first bathroom/second bathroom
- 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
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- 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
- Install exterior lights at front/side entry doors
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement
- Basement, rewire to code. First floor dinning room, install 3rd receptacle. Living room, install 2nd and 3rd receptacle. Second floor, get service panel cover to come on and off.
- 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 2008 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: Denny Watters**      **Phone: 651-266-9051**

- Basement - Gas Piping - dryer gas piping incorrect, strap to wall (IFGC 402.1)
- Basement - Gas Piping - replace corroded piping (IFGC 406.1.2)
- Basement - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Basement - Laundry Tub - provide a vacuum breaker for the spout (MPC 2000 B)
- Basement - Laundry Tub - unvented (MPC 0200 E)
- Basement - Laundry Tub - waste incorrect (MPC 2300)
- Basement - Laundry Tub - water piping incorrect (MPC 0200 P.)
- 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 - no soil stack base clean out
- Basement - Soil and Waste Piping - replace corroded cast iron or steel waste piping, lead (MPC 0200)
- Basement - Water Heater - Gas shut off incorrect (IFGC 402.1)

**PLUMBING**                      **Inspector: Denny Watters**                      **Phone: 651-266-9051**

- Basement - Water Heater - T and P relief discharge piping incorrect, too long (MPC 2210 Subp. 4)
- Basement - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Meter - raise meter to a minimum 12 inches above floor (MPC 2280)
- Basement - Water Meter - remove meter from pit (MPC 88.08)
- Basement - Water Meter - service valves not functional or correct (MPC 1800 Subp 3,4)
- 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)
- First Floor - Lavatory - faucet is missing, broken, or parts missing stopper (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 basket strainer (MPC 0200 0.)
- First Floor - Sink - waste incorrect (MPC 2300)
- First Floor - Tub and Shower - provide stopper (MPC 1240)
- First Floor - Tub and Shower - waste incorrect (MPC 2300)
- Obtain plumbing permits prior to commencement of work.

**HEATING**                      **Inspector: Maureen Hanson**                      **Phone: 651-266-9043**

- Install approved lever handle manual building shutoff gas valves in an accessible location ahead of the first branch tee for each unit.
- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
- Provide adequate clearance from flue vent pipe on boiler to combustible materials or provide approved shielding according to code.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines.
- Provide appropriate size operable window in bathrooms or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- Provide heat in every habitable room and bathrooms.
- Support supply and return piping for heating system according to code.
- Install boiler pressure relief valve in vertical position and pipe discharge to within eighteen inches of the floor.
- Repair or replace radiator valves as needed.
- Install compression tank according to manufacturer's instructions.
- Conduct witnessed pressure test on entire gas piping system.
- Gas and hydronic mechanical permits are required for the above work.

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## **ZONING**

1. This property is in a(n) RT1 zoning district.
2. This property was inspected as a Duplex.

### **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.
- Provide plans and specifications for any portion of the building that is to be rebuilt.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
- There was considerable storage/clutter within the basement at the time of the inspection. Property is to meet appropriate Codes when complete.

**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 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 651-266-8989 or leave a voice mail message.

Sincerely,  
**James L. Seeger**  
Code Compliance Officer

JLS:dj

Attachments