



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

COMMERCE BUILDING  
8 Fourth Street East, Suite 200  
St Paul, Minnesota 55101-1024

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September 19, 2008

PETER FUCHS  
12864 NICOLLET AVE S SUITE 301  
BURNSVILLE MN 55337

Re: 937 Iglehart Ave  
File#: 07 129144 VB2

Dear Property Owner:

Pursuant to your request the above-referenced property was inspected and the following report is submitted:

**BUILDING**

1. Insure all common walls are one hour fire rated and all walls and ceilings between units and common areas are one hour fire rated.
2. Insure front porch framing is to code and all railings and roofing meet code.
3. Insure basement cellar floor is even, is cleanable, and all holes are filled.
4. Install provide hand and guardrails on all stairways and steps as per attachment.
5. Strap or support top of stair stringers.
6. Tuck Point interior/exterior foundation as needed.
7. Install floor covering in the bathroom and kitchen that is impervious to water.
8. Install twenty minute fire-rated doors, with a self-closing device, between common areas and individual units.
9. Install tempered glass in window on stair landings to Code.
10. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
11. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
12. Provide storms and screens complete and in good repair for all door and window openings.
13. Repair walls and ceilings throughout, as necessary.
14. Provide fire block construction as necessary.
15. Where wall and ceiling covering is removed, attic, replace doors and windows, (insulation, glass, weather stripping, etc.) shall meet new energy code standards.
16. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
17. Any framing members that 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 headered, etc.) are to be reconstructed as per code.
18. Provide general clean-up of premise.

### **BUILDING**

19. Provide smoke and carbon monoxide detectors as per the Minnesota State Building Code.
20. Repair soffit, fascia trim, etc. as necessary.
21. Provide proper drainage around house to direct water away from foundation.
22. Install downspouts and a complete gutter system where needed.
- 23.

### **ELECTRICAL**

1. Verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit.
2. Verify that fuse amperage matches wire size.
3. Repair or replace all broken, missing or loose light fixtures, switches and outlets, covers and plates.
4. Check all 3-wire outlets for proper polarity and verify ground.
5. Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code.
6. Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
7. Properly wire exterior lights at front/side/back door.
8. Install exterior lights at front/side/back entry doors.
9. Remove and/or rewire all illegal improper or hazardous wiring throughout.
10. All electrical work must be done by a licensed electrical contractor under an electrical permit. Any open walls or walls that are open as part of this project must be wired to the standards of the 2005 NEC.

### **PLUMBING**

All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.

1. No water heater. Install new water heater per plumbing code.
2. Remove water meter from pit.
3. Run 1" water to first major take off, bathroom or water heater.
4. Repair or replace all corroded, broken or leaking piping.
5. The water piping has improper fittings or usage.
6. Provide water piping to all fixtures and appliances.
7. Properly cap all lines not being used.
8. The gas piping sizing is incorrect.
9. The range gas shutoff, connector or gas piping is incorrect.
10. The dryer gas shutoff, connector or gas piping is incorrect.
11. Provide anti-tip device to range.
12. Remove or properly cap all unused gas pipe.

### **PLUMBING**

13. The soil and waste piping has improper connections, transitions, fitting or pipe usage.
14. Use code compliant approved caps to cap any unused waste no dead-ends.
15. The laundry tub waste is incorrect and un-vented.
16. Support pipes to laundry tub.
17. The first floor kitchen sink is incorrectly vented. Verify proper vent.
18. The first floor water closet is un-vented.
19. The water closet needs proper floor support also, is loose (reset).
20. The first floor water closet need individual vent if stack receives waste from upstairs fixtures.
21. The tub and shower waste is incorrect and un-vented.
22. Provide anti-siphon/anti-scald valve.
23. Provide new waste and overflow.
24. The range gas shutoff, connector or gas piping is incorrect.
25. The dryer gas shutoff, connector or gas piping is incorrect.
26. The lavatory waste is incorrect and un-vented.
27. The second floor lavatory waste is incorrect. Verify vent.
28. The second floor lavatory faucet is missing, broken or parts missing.
29. The second floor water closet support floor under water closet.
30. Reset water closet/loose.
31. The second floor shower waste is incorrect and un-vented.
32. The second floor shower fixture is broke or parts missing.
33. The shower faucet is missing, broken or parts missing.
34. Provide anti-siphon/anti-scald valve on shower.
35. Remove drum trap.
36. The second floor kitchen sink waste is incorrect and the faucet is missing, broken or parts missing. Verify vent.
37. The exterior lawn hydrant(s) requires backflow assembly or device.
38. The exterior rain leader(s) are not properly plugged or capped off.
39. The exterior plumbing vents have broken piping and no flashing.

### **HEATING**

1. Install a heating system in each dwelling unit to code.
2. Appropriate gas and warm air mechanical permits are required for this work.
3. Install approved lever handle manual gas shutoff valve on furnace.
4. Vent clothes dryer to code (Ventilation permit and inspection is required).
5. Provide support for gas lines to code. Plug, cap and/or remove all disconnected gas lines.
6. Provide heat in every habitable room and bathrooms.

**Notes:** The entire hot water heating system was removed from the house.

Owner stated he is installing two new forced air direct vent systems.

Re: 937 Iglehart Ave  
Page 4

## **ZONING**

1. This house was inspected as a duplex.

## **NOTES**

\*\*See attachment for permit requirements and appeals procedure.

Most of the roof covering could not be properly inspected from grade. Recommend this be done before rehabilitation is attempted.

There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate Codes when complete.

All items noted as recommended do not have to be completed for code compliance but should be completed at a later date. Possible purchasers of property shall be made aware of these items.

**This is a registered vacant building. In order to reoccupy the building, all deficiencies listed on the code compliance report must be corrected and be in compliance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34), and all required permits must receive final approval.**

**\*\*VACANT BUILDING REGISTRATION FEES MUST BE PAID AT NEIGHBORHOOD HOUSING AND PROPERTY IMPROVEMENT (NHPI) FOR PERMITS TO BE ISSUED ON THIS PROPERTY\*\***. For further information call, NHPI at 651-266-1900, located at 1600 White Bear Avenue.

Sincerely,

James L. Seeger  
Code Compliance Officer

JLS:ml

Attachments