



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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Saint Paul, Minnesota 55101-1806

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## Code Compliance Report

March 01, 2010

SPS C/O CRAIG MURPHY  
1922 1ST AVE S SUITE 202  
ANOKA MN 55303

Re: 698 4th St E  
File#: 08 074838 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on February 03, 2010.

Please be advised that this report is accurate and correct as of the date March 01, 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 March 01, 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: Ken Eggers**                      **Phone: 651-266-9047**

- Insure basement cellar floor is even, cleanable and all holes are filled
- 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 handrails and guardrails at all stairways, including basement stairways, and return handrail ends to the wall or newel post per attachment.
- Strap or support top of stair stringers
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary
- Provide complete storms and screens, in good repair for all door and window openings
- Provide thumb type deadbolts for all entry doors. Remove any surface bolts
- Repair or replace damaged doors and frames as necessary, including storm doors
- Weather seal exterior doors
- Install floor covering in bathroom and kitchen that is impervious to water

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**BUILDING**                      **Inspector: Ken Eggers**                      **Phone: 651-266-9047**

- Repair walls, ceiling and floors throughout, as necessary
- Install attic insulation according to applicable code
- Air-seal and insulate attic access door in an approved manner
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.
- Install water-proof enclosure in shower area
- Provide proper drainage around house to direct water away from foundation of house.
- A building permit is required to correct the above deficiencies
- Repair hump in floor at main level east bedroom.
- Scrape and re-parge basement walls.
- Remove damaged ceiling coverings in basement.
- Install vapor barrier at grade in crawl space.
- Provide new floor covering at basement stairs.
- Upper level east room is not a legal bedroom

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

- Ground the 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 that fuse/circuit breaker amperage matches wire size
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Ground bathroom light in second floor bathroom and disconnect receptacle on fixture
- 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
- 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
- In basement wire dryer neutral to code. Rewire sub feed from main to code. First floor dining room add third receptacle. Second floor east room add second receptacle. First floor living room add fourth receptacle.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.
- 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).

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**PLUMBING**

**Inspector: Denny Watters**

**Phone: 651-266-9051**

- Basement - Water Heater - Vent must be in chimney liner
- Basement - Water Heater - Water piping incorrect
- Basement - Water Heater - gas shut off incorrect
- Basement - Water Heater - gas venting incorrect
- Basement - Water Heater - not fired or in service
- Basement - Water Meter - meter is removed or not in service
- Basement - Water Piping - boiler fill water line requires backflow assembly or device
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping
- Basement - Soil and Waste Piping - add appropriate hangers
- Basement - Soil and Waste Piping - no front sewer clean out; no soil stack base clean out
- Basement - Laundry Tub - provide a vacuum breaker for the spout
- Basement - Laundry Tub - waste incorrect 1 1/2 under concrete
- First Floor - Gas Piping - range gas shut off incorrect
- First Floor - Sink - faucet is missing, broken or parts missing
- First Floor - Sink - incorrectly vented
- First Floor - Sink - waste incorrect
- Second Floor - Lavatory - faucet is missing, broken, or parts missing
- Second Floor - Toilet Facilities - Replace toilet tank lid
- Second Floor - Tub and Shower - fixture is broken or parts missing
- Second Floor - Tub and Shower - provide stopper
- Exterior - Lawn Hydrants - Requires backflow assembly or device

**HEATING**

**Inspector: Maureen Hanson**

**Phone: 651-266-9043**

- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
- 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 required is required if an exhaust system is installed.
- Provide heat in every habitable room and bathrooms.
- Attach metal tag to expansion tank valve stating that this valve must be OPEN at all times except when draining the expansion tank.
- Support supply and return piping for heating system according to code.
- Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
- Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
- Repair or replace radiator valves as needed.
- Re-pipe heating system to code.

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## **ZONING**

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

### **Notes:**

- See attachment for permit requirements and appeals procedure.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
- Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

**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 Ken Eggers between 7:30 - 9:00 AM at 651-266-8989 or leave a voice mail message.

Sincerely,

James L. Seeger  
Code Compliance Officer  
JLS:ml  
Attachments