



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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January 21, 2009

MARK ALAN GOVEDNIK  
1084 5TH ST E  
ST PAUL MN 55106-5332

Re: 1084 5th St E  
File#: 07 047231 VB2

Dear Property Owner:

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

**BUILDING**

1. Repair and cement chimney hole shut.
2. Repair floor joist above electrical panel.
3. Repair basement stairs and supports (landing is dropping).
4. Insure garage foundation is sound and all bottom plates and studs are not decayed or damaged.
5. Insure basement cellar floor is even, is cleanable, and all holes are filled.
6. Strap or support top of stair stringers.
7. Install plinth blocks under posts in basement.
8. Install tempered or safety glass in window over bathtub to Code.
9. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
10. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
11. Provide complete storms and screens, in good repair, for all door and window openings.
12. Repair walls, ceilings and floors throughout, as necessary.
13. Where wall and ceiling covering is removed install full-thickness or code-specified insulation.
14. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St. Paul Legislative Code, Chap. 34 for additional information).
15. Provide general clean-up of premise.
16. Provide smoke detectors per the Minnesota Building Code and carbon monoxide detectors per State law.
17. Repair siding, soffit, fascia, trim, etc. as necessary.
18. Provide weather-sealed, air-sealed, and vermin-sealed exterior.
19. Provide proper drainage around house to direct water away from foundation.
20. Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation.

### **BUILDING**

21. Install downspouts and a complete gutter system where needed.
22. Install rain leaders to direct drainage away from the foundation.
23. Provide general rehabilitation of garage.
24. Repair or replace damaged doors and frames as necessary, including storm doors.
25. Weather-seal exterior doors.
26. Dry out basement and eliminate source of moisture.
27. Permanently secure top and bottom of support posts in an approved manner.
28. Cover water meter pit with concrete or decay-resistant, screwed-down cover.

### **ELECTRICAL**

1. Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
2. Ground bathroom light in first floor bathroom and disconnect receptacle on fixture.
3. Remove all cord wiring and disconnected cable.
4. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
5. Check all outlets for proper polarity and verify ground on 3-prong outlets.
6. Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code.
7. Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
8. Install hard-wired, battery backup smoke detector as specified in Bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms.
9. *All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.*
10. *All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.*
11. *Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.*
12. *All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1)*
13. Re-install original meter cover or replace meter outside.

### **PLUMBING**

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

#### **Basement**

1. The water heater temperature and pressure and relief discharge piping is incorrect.
2. The water heater has no gas shut off or gas piping is incorrect.
3. The water heater gas venting and water piping is incorrect.
4. The water heater is not fired or in service.
5. Raise water meter to minimum 12" above floor and support meter properly.
6. Remove water meter from pit.
7. Repair or replace all corroded, broken or leaking water piping.
8. Run 1" water line from meter to first major take off.

## PLUMBING

### **Basement**

9. The soil and waste piping has no front sewer cleanout and no soil stack base cleanout.
10. The soil and waste piping has improper connections, transitions, fittings or pipe usage.
11. The laundry tub waste and water piping is incorrect and the faucet is missing, broken or parts missing.

### **First Floor**

12. The kitchen sink waste is incorrect. The fixture and faucet is broken, missing or parts missing.
13. The lavatory waste is incorrect.
14. The bathtub waste is incorrect and provide anti-siphon device.
15. The range gas shutoff, connector or gas piping is incorrect.

### **Exterior**

16. The lawn hydrant(s) requires backflow assembly or device.
17. The piping vents – verify properly extended through the roof.

## HEATING

1. Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
2. Install chimney liner.
3. Connect furnace and water heater venting into chimney liner.
4. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide
5. Repair and/or replace heating registers as necessary.
6. Provide heat in every habitable room and bathrooms.
7. A gas mechanical permit is required for the above work.

ZONING This house was inspected as a single family dwelling.

## NOTES

- See attachment for permit requirements and appeals procedure.
- 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 reoccupy the building, all deficiencies listed on the 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.**

Sincerely,

James L. Seeger  
Code Compliance Officer  
JLS: ml  
Attachments