



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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## Code Compliance Report

September 19, 2011

Tia Lee  
152 Jessamine Ave E  
St Paul MN 55117-5071

Re: 878 Aurora Ave  
File#: 08 042886 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on August 31, 2011.

Please be advised that this report is accurate and correct as of the date September 19, 2011. 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 19, 2011. 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**

- 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.
- Provide complete storms and screens, in good repair for all door and window openings.
- Repair walls, ceiling and floors throughout, as necessary.
- Provide fire block construction as necessary and seal chases in basement ceiling.
- 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.

Re: 878 Aurora Ave  
September 19, 2011  
Page 2

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

- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Install rain leaders to direct drainage away from foundation.
- Provide general rehabilitation of garage and properly repair siding to code at grade.
- Install address numbers visible from street and on the alley side of garage.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Properly install drip cap or flashing on all exterior openings, doors, windows etc., both on house and garage.
- Front porch siding needs flashing on window and door openings.
- Install vapor barrier in crawl space.
- Install 1 hour fire wall on west side of garage , whole wall from roof deck to floor.
- Install guardrail and handrail on basement stairs.
- A building permit is required to correct the above deficiencies.

**ELECTRICAL**                      **Inspector: Dan Moynihan**                      **Phone: 651-266-9036**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- 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
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
- Install/replace GFCI receptacle in first and second floor bathroom adjacent to the sink
- 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
- Install exterior lights at front/side/back door
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement/garage
- Upgraded services, wire and ground 10 2001 NEC.
- Purchase a permit for a service and 18 circuits.
- Properly wire boilers.
- 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 current NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).

Re: 878 Aurora Ave  
September 19, 2011  
Page 3

**ELECTRICAL**      **Inspector: Dan Moynihan**      **Phone: 651-266-9036**

- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

**PLUMBING**      **Inspector: Rick Jacobs**      **Phone: 651-266-9054**

- Basement - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - Water Heater - T and P relief discharge piping incorrect (MPC 2210 Subp. 4)
- Basement - Water Heater - gas venting incorrect (IFGC 503)
- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Piping - boiler fill water line requires backflow assembly or device (MPC 2100)
- Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)
- Basement - Water Heater - pipe backflow required on boiler to within 12 inches of floor.
- Basement - Soil and Waste Piping - improper pipe supports (MPC 1430 Subp. 4)
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)
- Basement - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3) also, install gas piping to code and test.
- Basement - Laundry Tub - provide a vacuum breaker for the spout (MPC 2000 B)
- Basement - Laundry Tub - waste incorrect (MPC 2300)
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)
- Comments: - Check for permits for first and second floor kitchen sink and full baths. Work done very recently. Need air test on waste and vent and new gas pipe.
- Obtain plumbing permits prior to commencement of work.

**HEATING**      **Inspector: Kevin Chapdelaine**      **Phone: 651-266-9042**

- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- Clean and Orsat test both boiler burners. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating units are safe.
- Vent clothes dryer to code.
- Provide heat in every habitable room and bathrooms.
- Conduct witnessed pressure tests on hot water heating and gas piping systems.
- Repair or replace radiator valves as needed.
- Install heating system to code.
- Gas and hydronic mechanical permits are required for the above work and installation of new boilers.

**ZONING**

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

Re: 878 Aurora Ave  
September 19, 2011  
Page 4

**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.

**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 Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger  
Code Compliance Officer  
Department of Safety and Inspections  
City of Saint Paul  
375 Jackson Street, Suite 220  
Saint Paul MN 55101  
Phone: 651-266-9046  
Email: james.seeger@ci.stpaul.mn.us

JLS:ml  
Attachments