



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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April 03, 2008

TAMMY MARTINEZ  
1164 MINNEHAHA AVE W  
ST PAUL MN 55104-1404

Re: 408 Charles Ave  
File#: 07 044990 VB2

Dear Property Owner:

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

**BUILDING**

1. Install handrail on front steps.
2. Remove sheet rock from basement and insulate to R-5 on outside walls.
3. Install egress window in basement bedroom.
4. Have basement framing inspected before covering.
5. Expose basement floor under plywood for inspection if flooring. If furring strips and plywood are not treated material remove.
6. Repair all stairways so rise and run are uniform.
7. Insure basement cellar floor is even, is cleanable, and all holes are filled.
8. Install provide hand and guardrails on all stairways and steps as per attachment.
9. Strap or support top of stair stringers.
10. Install plinth blocks under posts in basement as needed.
11. Tuck Point interior/exterior foundation.
12. Install floor covering in the bathroom and kitchen that is impervious to water.
13. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
14. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
15. Provide storms and screens complete and in good repair for all door and window openings.
16. Repair walls and ceilings throughout, as necessary.
17. Re-level structure as much as is practical.
18. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
19. Provide general clean-up of premise.
20. Provide smoke detectors as per the Minnesota State Building Code.
21. Repair soffit, fascia trim, etc. as necessary.
22. Provide proper drainage around house to direct water away from foundation.
23. Install downspouts and a complete gutter system.
24. Replace house roof covering and vent to Code.

### **ELECTRICAL**

1. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC.
2. Provide a complete circuit directory at service panel.
3. Install listed circuit breakers.
4. Verify that fuse/circuit breaker amperage matches wire size.
5. Ground bathroom light in second bathroom.
6. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
7. Check all 3-wire outlets for proper polarity and verify ground.
8. Remove any 3-wire ungrounded outlets, and replace with 2-wire, or ground 3-wire to code.
9. Throughout building, install outlets and light fixtures, as specified in Bulletin 80-1.
10. Install hard-wired, battery backup smoke detector, as specified in Bulletin 80-1, and other smoke detectors as required by the IRC.
11. Properly wire exterior lights at back door.
12. Remove and/or rewire all illegal, improper or hazardous wiring in basement.

### **PLUMBING**

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

1. Water heater not fired or in service.
2. Drain on heater is leaking.
3. The water meter service valves are not functional or correct.
4. The soil and waste piping has no front sewer cleanout; no soil stack base cleanout.
5. The basement soil and waste piping has improper pipe supports.
6. The basement laundry tub area boiler drains need vacuum breakers.
7. The basement shower waste is incorrect and unvented.
8. The shower faucet needs to be scald guard.
9. The basement toilet fixture is broken or parts are missing.
10. The first floor kitchen sink need to be connected.
11. The first floor gas piping need to be connected.
12. The second floor bathtub faucet need to be scald guard.
13. The exterior lawn hydrants require back flow assembly or device.

### **HEATING**

1. Install union on gas piping to boiler after the shutoff valve.
2. Need witnessed air test on all gas piping.
3. Steam and hot water permit is required for work done on heating system.
4. Install flex tubing on heating system to code. (Basement bedroom).

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### **HEATING**

5. Clean and Orsat boiler burner. Check all controls for proper operation. Check furnace heat exchanged for leaks; provide documentation from a licensed contractor that the heating unit is safe.
6. Provide adequate combustion air and support to code.
7. Provide support for gas lines to code. Plug, cap and/or remove all disconnected gas lines.
8. Attach metal tag to expansion tank valve stating that this valve must be OPEN at all times except when draining the expansion tank.
9. Repair and/or replace fin tube radiation and covers as needed.
10. Appropriate mechanical permits are required for this work.

**ZONING** This house was inspected as a single family dwelling.

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

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