



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
[www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

## Code Compliance Report

April 15, 2015

**\* \* This Report must be Posted  
on the Job Site \* \***

Tcm Properties Llc  
5858 Blackshire Path  
Inver Grove Heights MN 55076-1620

Re: 1839 St Anthony Ave  
File#: 09 224057 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on March 19, 2015.

Please be advised that this report is accurate and correct as of the date April 15, 2015. 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 April 15, 2015. 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:

### ZONING

1. This property is in a(n) RM2 zoning district.
2. The property was inspected as a Duplex.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
3. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
4. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
5. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
6. Prepare and paint interior and exterior as necessary. Observe necessary

- abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present. SPLC 34.33 (1)
7. Any framing members that required repair or 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 adequately supported, etc.) are to be reconstructed in an approved manner. SPLC 34.34 (1)
  8. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
  9. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible. MNRC Ch 1309 Sect 313.2.1
  10. Provide major clean-up of premises. SPLC 34.34 (4)
  11. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
  12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
  13. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
  14. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
  15. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
  16. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
  17. Cover exposed foam on foundation to code.
  18. Repair decks and install support for outside beam(over spanned) and repair deck structure.
  19. Rebuild basement stairs, risers not uniform. also increase headroom.
  20. Have fireplace inspected and submit report. Have inspected before covering.
  21. Double up 2X4 floor joist under 2nd. floor bathroom.
  22. Many open floors and walls, inspections required before covering.
  23. 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). MNRC Ch 1309 Sect. 317
  24. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
  25. 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. MNRC Ch 1309 Sect. 311 & 312
  26. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
  27. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
  28. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
  29. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
  30. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner. SPLC 33.03 (a)

ELECTRICAL Inspector: Dave Blank

Phone: 651-266-9035

---

1. Ensure/rewire all electrical associated with NM cables dated after 2010 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
2. Install hard-wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC
3. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC (basement/garage).
4. Install proper cable to garage.
5. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
6. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC
7. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
8. Verify that circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
9. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC
10. Properly strap and support cables and/or conduits. Chapter 3, NEC (basement/service conduits).
11. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC
12. Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. Article 406.4(D), NEC
13. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
14. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
15. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Karl Abrahamson

Phone: 651-266-9049

---

1. Existing plumbing work not complete, Provide waste, vent, and water to all plumbing fixtures.

2. Clean out chimney liner.
3. Piping Vents -(MPC 2520 Subp.1) Provide the proper full size vent through the roof.
4. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
5. Basement -Laundry Tub -(MPC 2300) Install the waste piping to code.
6. Basement -Laundry Tub -(MPC 0200 P) Install the water piping to code.
7. Basement -Soil and Waste Piping -(MPC 2400) Plug all open piping and properly pitch all piping.
8. Basement -Soil and Waste Piping -(MPC 2420) Replace all improper connections, transitions, fittings or pipe usage.
9. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
10. Basement -Water Heater -(MPC 0200 V) Install an approved automatic gas control valve.
11. Basement -Water Heater -(MMC 701) Provide adequate combustion air for the gas burning appliance.
12. Basement -Water Meter -(MPC 2280) Support the water meter to code.
13. Basement -Water Meter -(MPC MPC1700-SPRWS, Sec.88.10) The water meter must be installed and in service.
14. Basement -Water Meter -(MPC 1800, Subp.3, 4) The service valves must be functional and installed to code.
15. Basement -Water Meter -(MPC 0.200 O) Repair the corroded or incorrect water meter piping.
16. Basement -Water Piping -(MPC 1430, Subp.4) Add the appropriate water pipe hangers.
17. Basement -Water Piping -(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
18. Basement -Water Piping -(MPC 1700) Provide water piping to all fixtures and appliances.
19. Basement -Water Piping -(SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
20. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
21. First Floor -Lavatory -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
22. First Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
23. First Floor -Sink -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
24. First Floor -Sink -(MPC 2300) Install the waste piping to code.
25. First Floor -Sink -(MPC 0200 P) Install the water piping to code.
26. First Floor -Toilet Facilities -(MPC 0200 P) Install the water piping to code.
27. First Floor -Toilet Facilities -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
28. First Floor -Tub and Shower -(MPC 0200 O) Repair/replace the fixture that is

- missing, broken or has parts missing.
29. First Floor -Tub and Shower -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
  30. First Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
  31. First Floor -Tub and Shower -(MPC 2000 B) Install a vacuum breaker for the hand held shower.
  32. First Floor -Tub and Shower -(MPC 1240) Replace the waste and overflow.
  33. Second Floor -Lavatory -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
  34. Second Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
  35. Second Floor -Sink -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
  36. Second Floor -Sink -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
  37. Second Floor -Toilet Facilities -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
  38. Second Floor -Toilet Facilities -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
  39. Second Floor -Tub and Shower -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
  40. Second Floor -Tub and Shower -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
  41. Second Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
  42. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

Heating Inspector: Christi Dick

Phone: 651-266-9045

---

1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
2. Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
3. Provide thirty (30) inches of clearance in front of furnace for service
4. Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
5. Install approved metal chimney liner
6. Replace furnace flue venting to code
7. Connect furnace and water heater venting into chimney liner

8. Provide adequate clearance from flue vent pipe on furnacer to combustible materials or provide approved shielding according to code
9. Vent clothes dryer to code and provide approved gas piping and valve.
10. Provide adequate combustion air and support duct to code
11. Provide support for gas lines to code
12. Plug, cap and/or remove all disconnected gas lines
13. Install furnace air filter access cover
14. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
15. Submit Documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings
16. Run A/C condensate drain three-quarter inch nominal size to an approved location and secure as needed. Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.
17. Separate heating system is required for each dwelling unit. Furnace in basement can not be used for heating both 1st and 2nd floor units of duplex
18. Mechanical Gas and REF permits are required for the above work.
19. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.

Notes:

---

1. See attachment for permit requirements and appeals procedure.
2. This property is designated by the Vacant Buildings Department as a Category #3 which requires a \$5,000.00 Performance Bond or Deposit at the time the permit is issued.
3. Provide plans and specifications for any portion of the building that is to be rebuilt.
4. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
5. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.

Re: 1839 St Anthony Ave  
April 15, 2015  
Page 7

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: [jim.seeger@ci.stpaul.mn.us](mailto:jim.seeger@ci.stpaul.mn.us)

Attachments