



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

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

## Code Compliance Report

June 08, 2010

SYLVIA M WILHELMI  
33188 361ST AVE  
LE SEUEUR MN 56058

Re: 1004 Grotto St N  
File#: 05 121329 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on May 24, 2010.

Please be advised that this report is accurate and correct as of the date June 08, 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 June 08, 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: Jim Seeger**                      **Phone: 651-266-9046**

- Insure basement cellar floor is even, is cleanable, and all holes are filled.
- Dry out basement and eliminate source of moisture.
- Permanently secure top and bottom of support posts in an approved manner.
- Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property in tumescent 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.

Re: 1004 Grotto St N  
Page 2

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

- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- 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.
- 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.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Provide major clean-up of premises.
- Verify proper venting of bath exhaust fan to exterior.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation of dwelling.
- Provide proper drainage around house to direct water away from foundation of house.
- Install rain leaders to direct drainage away from foundation.
- Provide durable, dustless parking surface as specified in the zoning code.
- Close in open stair risers to maintain an opening no greater than 4 inches
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Replace front steps to code top riser to high.
- Install footings to code for rear deck and stairs.
- Repair stucco at rear deck and rim joist. This require stucco permit.
- Install permanent post to code in basement.
- A building permit is required to correct the above deficiencies.

**ELECTRICAL**                      **Inspector: Mike Popovich**                      **Phone: 651-266-9035**

- Prior remodel not complete and permits are expired. Obtain proper permit for services and circuits for completion of remodel
- 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 2008 NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

**PLUMBING**

**Inspector: Tom Schweitzer**

**Phone: 651-266-9055**

- Basement - Water Heater - not fired or in service
- Basement - Water Meter - meter is removed or not in service
- 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 - unplugged or open piping; back pitched piping
- Basement - Laundry Tub - provide a vacuum breaker for the spout
- First Floor - The sink, lavatory and toilet are not set.
- First Floor - Tub and Shower - faucet is missing, broken or parts missing
- First Floor - Tub and Shower - replace waste and overflow
- Second Floor - The sink and lavatory are missing and the toilet is not set
- Second Floor - Tub and Shower - Provide access
- Exterior - Lawn Hydrants - Requires backflow assembly or device
- Obtain plumbing permits prior to commencement of work.

**HEATING**

**Inspector: Kevin Chapdelaine**

**Phone: 651-266-9042**

- 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.
- Vent clothes dryer to code.
- Provide appropriate size operable window in bathrooms or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms.
- Gas and warm air mechanical permits are required for the above work and for the new furnace installed since initial code compliance inspection.

**ZONING**

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

**Notes:**

- See attachment for permit requirements and appeals procedure.
- This property is designed by the Vacant Buildings Department as a Category #3 which requires a \$5000.00 Performance Bond or Deposit at the time the permit is issued.

Re: 1004 Grotto St N  
Page 4

**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 Jim Seeger 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