



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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## Code Compliance Report

October 16, 2015

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

Frank I Smith  
7211 Foxbrick Ln #10208  
Humble TX 77338-6228

Re: 1295 Kent St  
File#: 13 258636 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on September 09, 2015.

Please be advised that this report is accurate and correct as of the date October 16, 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 October 16, 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) R3 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
3. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
4. 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)

5. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
6. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
7. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
8. 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
9. Provide major clean-up of premises. SPLC 34.34 (4)
10. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
11. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
14. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
15. Clean out and repair downspouts and gutters.
16. Basement full of trash at time of inspection.
17. 2nd. floor for storage only , to short ceiling height for habbitable space.
18. Install insulated door between 1st. and 2nd. floor.
19. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
20. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
21. 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
22. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
23. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
24. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
25. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h)
26. 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: Randy Klossner

Phone: 651-266-9032

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1. No power at time of inspection in mcls areas. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. 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
3. Properly strap and support cables and/or conduits. Chapter 3, NEC

4. 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
5. 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
6. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
7. Basement -Attic -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
8. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Karl Abrahamson

Phone: 651-266-9049

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1. Plumbing - General -(MPC 2400 Subp.4) Caulk all the fixtures to code.
2. Basement -Basement required to be cleaned out in order to perform inspection on plumbing system. Plumbing contractor to verify all plumbing in basement meets the standards of the current Minnesota State Plumbing code.
3. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
4. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
5. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
6. First Floor -Lawn Hydrants -(MPC 0200 K) Repair or replace the lawn hydrants that are broken or have parts missing.
7. First Floor -Lawn Hydrants -(MPC 2000) The lawn hydrant(s) require a backflow assembly or device.
8. First Floor -Sink -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
9. First Floor -Toilet Facilities -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
10. First Floor -Toilet Facilities -(MPC 0870) Reset the toilet on a firm base.
11. 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

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1. Clean and Orsat test furnace/boiler 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
2. 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.

3. Install approved metal chimney liner
4. Connect furnace/boiler and water heater venting into chimney liner
5. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code
6. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
7. Provide adequate combustion air and support duct to code
8. Provide support for gas lines to code
9. Plug, cap and/or remove all disconnected gas lines
10. 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.
11. 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.
12. Repair and/or replace heating registers as necessary
13. Provide heat in every habitable room and bathrooms
14. Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.

Run A/C condensate drain three-quarter inch nominal size to an approved location and secure as needed.

15. Mechanical permits are required for the above work.

Notes:

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1. See attachment for permit requirements and appeals procedure.
2. Provide plans and specifications for any portion of the building that is to be rebuilt.
3. 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).

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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,

Jim 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