



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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## Code Compliance Report

June 07, 2016

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

Joseph M Brennan  
15680 Fish Point Rd Se  
Prior Lake MN 55372-2007

Re: 952 Maryland Ave E  
File#: 14 321616 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on May 18, 2016.

Please be advised that this report is accurate and correct as of the date June 07, 2016. 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 07, 2016. 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. A Legislative Code exemption (Chapter 33.03(f)) allows a Category 2 Vacant Building to be sold "as is" providing the buyer, prior to closing, completes an approval process. For further information, call Reid Soley at 651-266-9120.

### ZONING

1. This property is in a(n) R4 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. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
3. 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)
4. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)

5. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
6. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
7. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
8. 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)
9. 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)
10. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
11. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
12. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)
13. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
14. 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
15. Provide major clean-up of premises. SPLC 34.34 (4)
16. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
17. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
18. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
19. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
20. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
21. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
22. Remove garage or totally rebuild garage to code also remove west side bump out and soil away from west side of garage.
23. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
24. Replace roof covering , house is leaking water in about 4 locations. (shingle's look to be almost new)
25. Supply plans with permit application for all load points ,headers , post and footings ,half of house gutted and has had a lot of alterations.
26. Replace all damaged trim , soffit , fascia and sills.
27. Replace all damaged or uneven sidewalks.
28. Repair foundation walls and install vapor barrier in crawl space.
29. Replace rear steps with all required flashings at house where wood meets.
30. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)

31. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
32. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
33. 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
34. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
35. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
36. 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: Peggy Schlichte

Phone: 651-266-9039

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1. No electrical service panel. Wire and ground to current NEC. Purchase permit for new service and all circuits.
2. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
3. Exterior -NEC 230.24(B)(1) Ensure/Provide proper clearances for over head service conductors/drip loop to current NEC
4. Throughout house/Basement -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Open walls/ceilings throughout house with no wiring or junctions boxes. All new wiring and installation to current NEC
5. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Steve Fernlund

Phone: 651-266-9052

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1. Basement -Provide water heater.
2. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
3. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
4. Basement -Laundry Tub -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
5. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
6. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
7. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
8. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
9. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
10. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
11. First Floor -Lavatory -(MPC 301.1) Repair/replace the picture that is missing,

broken or has parts missing.

12. First Floor -Sink -(MPC 701) Install the waste piping to code.
13. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
14. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
15. First Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
16. First Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
17. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
18. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
19. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
20. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

Heating Inspector: Maureen Hanson

Phone: 651-266-9043

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1. Vent clothes dryer to code
2. 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.
3. Provide heat in every habitable room and bathrooms
4. Conduct witnessed pressure test on gas piping and check for leaks
5. Mechanical permits are required for the above work.
6. Install heating system to code with all required permits and inspections. Remove all remaining abandoned heating equipment and related piping.

Notes:

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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. Most of the roof covering could not be inspected from grade. Recommend this

be done before rehabilitation is attempted.

5. Interior of garage not available for inspection. Repair per applicable codes.

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