



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

## Code Compliance Report

December 16, 2015

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

Marcus S Landrum  
1305 Victoria St N  
St Paul MN 55117-4036

Re: 1308 Victoria St N  
File#: 01 233669 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on November 18, 2015.

Please be advised that this report is accurate and correct as of the date December 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 December 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. 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
2. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
3. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
4. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4

5. 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
6. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
7. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
8. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
9. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
10. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
11. Rear siding to be removed and weather barrier installed.
12. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
13. Whole house has wall covering and insulation removed ,all to meet code.
14. Repair garage or remove.
15. Basement stairs has bottom step that is to high ,repair to code.
16. 1st. floor bath ceiling needs joist sistered at soil stack.
17. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
18. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
19. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
20. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
21. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
22. 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)
23. 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)
24. 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

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1. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
2. Properly strap and support cables and/or conduits. Chapter 3, NEC
3. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC (basement).
4. Install proper size grounding electrode conductor to the water service.
5. Install bushings on service conduit.

6. Maintain 1-1/4" clearance from the edge of framing members on all installed cables.
7. A rough-in inspection is required before finishing any walls or ceilings.
8. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Jim Kaufer

Phone: 651-266-9054

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1. Basement -The existing waste,vent and water pipe throughout home needs to have all proper permits, air test and inspection performed to verify the integrity of piping system. The horizontal portion of kitchen drains needs continuous support if waste is to receive discharge from dishwasher. All plumbing fixtures need to meet the standards of the Minnesota Plumbing Code. Permits will need to be obtained through SPRW for water service to be turned on and water meter set.
2. 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. 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.
4. 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.
5. Provide heat in every habitable room and bathrooms
6. Mechanical gas and refrigeration permits are required for the above work.
7. Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.

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.
4. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
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,

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