



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

November 04, 2015

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

WELLS FARGO C/O JOHN DOCKRY, SHAPIRO & ZIELKE, LLC  
12550 FRONTAGE ROAD W SUITE 200  
BURNSVILLE MN 55337

Re: 689 Conway St  
File#: 15 014168 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on October 08, 2015.

Please be advised that this report is accurate and correct as of the date November 04, 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 November 04, 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) RT1 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 complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
3. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
4. 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)
5. Repair or replace damaged doors and frames as necessary, including storm

- doors. SPLC 34.09 (3f)
6. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
  7. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
  8. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
  9. 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)
  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. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
  18. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
  19. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
  20. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
  21. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
  22. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
  23. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
  24. Install support post , footings and beams in basement to code (floor joist overspanned)
  25. Repair attic stairs and install handrail and guardrail.
  26. Repair 3rd. floor front porch to code. could not get access to 3rd. floor, stairs damaged.
  27. Install floor in basement with vappor barrier under it (inspection required)
  28. Many area's of siding and trim decayed or missing.
  29. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
  30. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
  31. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
  32. Weather seal basement bulk head using approved materials. SPLC 34.09 (1b)
  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. 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. Properly wire microwave/hood fan above range to current NEC.
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. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
4. Ensure/rewire all electrical associated with NM cables dated after 2006 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
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. Basement -Properly strap and support cables and/or conduits. Chapter 3, NEC
8. Basement -Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
9. Basement -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
10. Both Electrical Panels -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
11. Both Panels -Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
12. Both Panels -Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
13. Both Panels -Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
14. Electrical Panels -NEC 408.41 Provide for the neutral conductor to be terminated under its own terminal in electrical panel
15. Electrical Panels -NEC 250 Provide/ensure bonding bushings in electrical panels.
16. Exterior -Properly wire AC Unit to current NEC.
17. Furnace -Properly wire furnace to current NEC. Remove receptacle adapter from receptacle. This is a dedicated circuit.
18. Second Floor -South bedroom closet -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.

19. Third Level (No Access) -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
20. Throughout -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
21. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
22. Throughout -Replace conduit/fittings/fixtures due to excessive corrosion. Article 110.12 (B), NEC
23. Throughout -NEC 406.5(D) Ensure all receptacles and switches are flush to the finished plates
24. Throughout -NEC 314.21 Repair walls where gaps are around finished receptacle and switch plates
25. Throughout -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
26. 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 -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
2. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
3. Basement -Laundry Tub -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
4. Basement -Laundry Tub -(MPC 2300) Install the waste piping to code.
5. Basement -Laundry Tub -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
6. Basement -Laundry Tub -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
7. Basement -Soil and Waste Piping -(MPC 1430 Subp. 4) Install proper pipe supports.
8. Basement -Soil and Waste Piping -(MPC 2420) Replace all improper connections, transitions, fittings or pipe usage. Mixed piping materials, ABS & PVC.
9. Basement -Soil and Waste Piping -(MPC 1000) Install a clean out at the base of all stacks.
10. Basement -Water Heater -(MPC 2210 Subp.4) Correct the pressure and temperature relief valve discharge.
11. Basement -Water Heater -(MFGC 402.1) Install the gas shut off and the gas piping to code.
12. Basement -Water Heater -(MPC 1730 Subp.1) Install the water piping for the water heater to code.
13. Basement -Water Heater -(MPC 2180) The water heater must be fired and in service.

14. Basement -Water Meter -(MPC 2280) Support the water meter to code.
15. Basement -Water Meter -(MPC MPC1700-SPRWS, Sec.88.10) The water meter must be installed and in service.
16. Basement -Water Piping -(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
17. Basement -Water Piping -(SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
18. Basement -Water Piping -(MPC 1430, Subp.4) Add the appropriate water pipe hangers.
19. Exterior -Lawn Hydrants -(MPC 0200 K) Repair or replace the lawn hydrants that are broken or have parts missing.
20. Exterior -Lawn Hydrants -(MPC 2000) The lawn hydrant(s) require a backflow assembly or device.
21. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
22. First Floor -Lavatory -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
23. First Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
24. First Floor -Sink -(MPC 2300) Install the waste piping to code.
25. First Floor -Toilet Facilities -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
26. First Floor -Toilet Facilities -(MPC 2300) Install the waste piping to code.
27. First Floor -Tub and Shower -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
28. First Floor -Tub and Shower -(MPC 2300) Install the waste piping to code.
29. Second Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
30. Second Floor -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
31. Second Floor -Lavatory -(MPC 2300) Install the waste piping to code.
32. Second Floor -Tub and Shower -(MPC 0200 P) Install the water piping to code. Piping in the outside wall.
33. Second Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
34. Second Floor -Tub and Shower -(MPC 1240) Replace the waste and overflow.
35. 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: Maureen Hanson

Phone: 651-266-9043

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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. Replace/repair exterior PVC intake and exhaust termination and support lines flue venting to code
4. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
5. Provide support for gas lines to code
6. Plug, cap and/or remove all disconnected gas lines
7. Install furnace air filter access cover
8. 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.
9. Repair and/or replace heating registers as necessary
10. Provide heat in every habitable room and bathrooms
11. 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. A mechanical ventilation permit will be required for the bath fan.
12. 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.
13. Repair all supply and return air ducts in basement to code
14. Remove remaining condensing unit and/or AC coil in plenum and seal all openings (refrigeration permit is required if a new system is to be installed).
15. Mechanical permits are required for the above work.

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. This property is in a designated Heritage Preservation District and all exterior work is subject to HPC guidelines and review before permits are issued. See attached explanation of design review process.
5. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
6. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.

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