



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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

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## Code Compliance Report

November 01, 2016

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

US BANK  
1242 HEWITT AVE  
ST PAUL MN 55104-1421

Re: 1242 Hewitt Ave  
File#: 14 194877 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on September 22, 2016.

Please be advised that this report is accurate and correct as of the date November 01, 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 November 01, 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. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
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. 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

5. Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, one-half of which shall operate. SPLC 34.14 (1)
6. Provide major clean-up of premises. SPLC 34.34 (4)
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 rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
11. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
12. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
13. Provide general rehabilitation of garage. SPLC 34.32 (3)
14. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
15. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
16. Replace rear steps to code.
17. Replace missing siding and fascia. Siding not installed to code.
18. Remove all wall and ceiling covering in basement.
19. Re- plum garage walls and slope sidewalks away from structure.
20. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
21. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
22. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
23. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
24. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
25. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
26. 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)
27. 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. Properly strap and support cables and/or conduits (exterior service conduits) Chapter 3, NEC
2. 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

3. 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
4. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
5. 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
6. 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 -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 701) Install the waste piping to code.
4. Basement -Laundry Tub -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
5. Basement -Laundry Tub -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
6. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
7. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
8. Basement -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
9. Basement -Toilet Facilities -(MPC 701) Install the waste piping to code.
10. Basement -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
11. Basement -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
12. Basement -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
13. Basement -Tub and Shower -(MPC 701) Install the waste piping to code.
14. Basement -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
15. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
16. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
17. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
18. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.

19. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
20. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
21. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
22. Basement -Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
23. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
24. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
25. Basement -Water Piping -(MPC 603.5.10) Install a proper backflow assembly or device for the boiler fill water line.
26. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
27. First Floor -Sink -(MPC 701) Install the waste piping to code.
28. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
29. Second Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
30. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
31. Second Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
32. Second Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
33. Second Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
34. 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: Christi Dick

Phone: 651-266-9045

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1. Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve
  2. Install approved automatic gas valve for furnace/boiler
  3. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
  4. 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
  5. Provide thirty (30) inches of clearance in front of /boiler for service

6. Move boiler out of closet/alcove or provide documentation from the equipment manufacturer indicating that it is an approved installation
7. Install approved metal chimney liner
8. Replace boiler flue venting to code
9. Connect boiler and water heater venting into chimney liner
10. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code
11. Vent clothes dryer to code
12. Provide adequate combustion air and support duct to code
13. Provide support for gas lines to code
14. Plug, cap and/or remove all disconnected gas lines
15. Provide heat in every habitable room and bathrooms
16. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
17. Support supply and return piping from heating system according to code
18. Conduct witnessed pressure test on hot water heating system and check for leaks
19. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor
20. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
21. Repair or replace fin tube radiation and covers as needed
22. Repair or replace radiator valves as needed

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. 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.)

Re: 1242 Hewitt Ave  
November 01, 2016  
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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