



CITY OF SAINT PAUL

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## Code Compliance Report

March 06, 2018

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

Donald J Klemmer  
1060 Avon St N  
Saint Paul MN 55103-1307

Re: 1060 Avon St N  
File#: 16 029741 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on December 08, 2017.

Please be advised that this report is accurate and correct as of the date March 06, 2018. 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 March 06, 2018. 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. The property was inspected as a Duplex.

This property was inspected as a Duplex which is not permitted in this zoning district; this property may be a non-conforming use and will require zoning approval before a sale can be approved, any permits may be issued or any work on the property is started.

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. 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)
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. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
6. 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
7. Provide major clean-up of premises. SPLC 34.34 (4)
8. Repair front foundation wall , north half is bowed in and 1st. row of concrete block above the basement floor are pushed in about 4 inches. Repair or replace per structural engineer's report.
9. Replace , remove or repair storage shed to code.
10. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
11. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
13. Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes). MNRC Ch 1309 Sect. 317
14. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
15. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
16. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
17. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
18. 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. Cannot inspect structure due to extreme clutter on 2nd floor, 1st floor, and basement.  
Electrical devices and equipment inaccessible at time of inspection.
2. 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. At the time of inspection many of the plumbing fixtures and water meter was not accessible. Make repairs as necessary to bring all plumbing fixtures,

appliances, and water meter to the current addition of the Minnesota State Plumbing Code Chapter 4714, Minnesota Mechanical Code, and Saint Paul Regional Water Services Water Code.

2. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
3. Basement -Gas Piping -(MMC 103) Remove all disconnected gas lines and unapproved valves.
4. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
5. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
6. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
7. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
8. Basement -Water Heater -(MMC 701) Provide adequate combustion air for the gas burning appliance.
9. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
10. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
11. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
12. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
13. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
14. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
15. 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. 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. Install approved metal chimney liner
3. Replace furnace/boiler flue venting to code
4. Connect furnace/boiler and water heater venting into chimney liner
5. Vent clothes dryer to code

6. Provide adequate combustion air and support duct to code
7. Plug, cap and/or remove all disconnected gas lines
8. Install furnace air filter access cover
9. Clean all supply and return ducts for warm air heating system
10. Repair and/or replace heating registers as necessary
11. Provide heat in every habitable room and bathrooms
12. 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. 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.)

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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