



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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Saint Paul, Minnesota 55101-1806

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## Code Compliance Report

June 14, 2010

Azucena Gonzalez  
682 Canton St  
St Paul MN 55102-4128

Re: 682 Canton St  
File#: 10 105205 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on May 25, 2010.

Please be advised that this report is accurate and correct as of the date June 14, 2010. 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 14, 2010. 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:

**BUILDING**                      **Inspector: Jim Seeger**                      **Phone: 651-266-9046**

- Permanently secure top and bottom of support posts in an approved manner.
- 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.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide functional hardware at all doors and windows
- Repair walls, ceiling and floors throughout, as necessary.
- 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.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Install address numbers visible from street and on the alley side of garage.

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**BUILDING**                      **Inspector: Jim Seeger**                      **Phone: 651-266-9046**

- Properly repair space between steps and front door.
- Install front porch house wrap or weather barrier and seal windows per code.
- Replace skirting on rear deck.
- Replace second floor front window with egress window.
- Install vapor barrier in crawl space per code.
- A building permit is required to correct the above deficiencies.

**ELECTRICAL**                      **Inspector: Joe Dabe**                      **Phone: 651-266-9030**

- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- No power unable to check polarity and grounding.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

**PLUMBING**                      **Inspector: Denny Watters**                      **Phone: 651-266-9051**

- Basement - Water Heater - Water piping incorrect
- Basement - Water Heater - gas shut off incorrect
- Basement - Water Heater - not fired or in service
- Basement - Soil and Waste Piping - add appropriate hangers
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping
- Basement - Laundry Tub - unvented
- Basement - Laundry Tub - waste incorrect
- Basement - Laundry Tub - water piping incorrect
- Basement - Toilet Facilities – unvented
- First Floor - Gas Piping - dryer gas shutoff; connector or piping incorrect. Also run dryer vent to code
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect
- First Floor - Laundry Tub - waste incorrect ABS/PVC. Also, provide a vacuum breaker for the spout
- First Floor - Sink - waste incorrect PVC/ABS
- First Floor - Tub and Shower - provide stopper
- Obtain plumbing permits prior to commencement of work.

**HEATING**

**Inspector: Gary Stevens**

**Phone: 651-266-9045**

- Install approved lever handle manual gas shutoff valve on all gas appliances and remove unapproved valve.
- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
- Provide proper pitch for venting of all gas appliances.
- Install a type B vent connector from furnace to chimney include a type B wye fitting for the connection of the water heater vent connector.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines including existing plug valves.
- Remove all unapproved pipe fittings in gas piping for building.
- Install the gas shutoff valve and flexible gas connector to dryer above the floor.
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms including 2nd floor.
- Install ¾ inch ID condensate drain from A/C evaporator coil in basement to an approved location and secure as needed.
- Provide documentation that A/C system is operational or remove and seal all openings.
- A mechanical gas permit is required for the above work.

**ZONING**

1. This property is in a (n) RT2 zoning district.
2. This property was inspected as a Single Family Dwelling.

**Notes:**

- See attachment for permit requirements and appeals procedure.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

**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 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).**

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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 651-266-8989 or leave a voice mail message.

Sincerely,

James L. Seeger  
Code Compliance Officer  
JLS:ml  
Attachments