



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

## Code Compliance Report

July 07, 2017

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

Richard D Berget  
34641 Lang Av  
North Branch MN 55056-6875

Re: 171 Granite St  
File#: 17 030392 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on June 06, 2017.

Please be advised that this report is accurate and correct as of the date July 07, 2017. 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 July 07, 2017. 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) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
2. Insure front stone steps are uniform (risers)
3. Clean up yard and install ground cover.
4. Repair storage sheds or remove.
5. Install complete gutters and downspouts.

6. remove or fence holding ponds to code.
7. Anchor post at west of basement stairs.
8. Insure front steps rise and run to code.
9. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
10. 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)
11. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
12. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
13. 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
14. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
15. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
16. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
17. 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: Randy Klossner

Phone: 651-266-9032

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1. Properly wire electric dryer receptacle/branch circuit/overcurrent device to current 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. Properly support/wire exterior luminaires. Articles 110.3 (B), 314.20, NEC
5. Properly wire electric water heater to current NEC.
6. Properly wire whirlpool tub to Article 680, current NEC.
7. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
8. 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
9. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
10. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace

- improperly sized overcurrent devices. Article 240.4, NEC
11. 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
  12. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
  13. Basement -Exterior/Outside -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
  14. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Paul Zellmer

Phone: 651-266-9048

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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 -(MMC 103) Remove all disconnected gas lines and unapproved valves.
3. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
4. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
5. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
6. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
7. Second Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
8. Second Floor -Tub and Shower -(MPC 409.2) Provide an approved waste stopper
9. 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. Connect water heater venting into chimney liner
2. Provide adequate clearance from flue vent pipe on water heater to combustible materials or provide approved shielding according to code
3. Vent clothes dryer to code
4. Provide adequate combustion air and support duct to code
5. Provide support for gas lines to code
6. Plug, cap and/or remove all disconnected gas lines

7. Mechanical permits are required for the above work.

Notes:

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1. 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,

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