



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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## Code Compliance Report

February 09, 2012

LING ZHOU  
5975 134TH ST  
APPLE VALLEY MN 55124

Re: 877 Woodbridge St  
File#: 07 193320 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on January 24, 2012.

Please be advised that this report is accurate and correct as of the date February 09, 2012. 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 February 09, 2012. 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**

- Tuck Point interior/exterior of foundation as necessary.
- Permanently secure top and bottom of support posts in an approved manner.
- Maintain one hour fire separation between dwelling units and between units and common areas.
- 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 complete storms and screens, in good repair for all door and window openings.
- 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.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.

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

- 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.
- Provide durable, dustless parking surface as specified in the zoning code.
- Openings in stair risers must be less than 4 inches.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Clean and repair gutters and down spouts.
- Repair fence and gate or remove.
- Install deck handrail to code on stairs.
- Repair foundation on exterior and install window well as needed.
- Have open wall inspected before covering up.
- Repair foundation walls in basement and tuck point stone. Also need concrete floor in basement.
- Repair basement windows; two windows to be openable.
- Basement door not to swing over stairs.
- A building permit is required to correct the above deficiencies.

**ELECTRICAL**                      **Inspector: Dan Moynihan**                      **Phone: 651-266-9036**

- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Replace GFCI receptacle in second floor bathroom adjacent to the sink
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Install exterior lights at front entry doors
- Wire receptacle for water heater to 2011 NEC. All NM cable dated 2009 installed without permit must be wired to 2011 NEC.
- Remove or properly dead end unused electrical in basement.
- All newly replaced receptacles throughout duplex must be replaced to 2011 NEC 406.4(D)
- Owner if homesteading can only perform work in his unit under an electrical permit. Cannot work in common basement.
- Based on repair list purchase a permit for 8 circuits.
- 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 current 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.

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**PLUMBING**                      **Inspector: Rick Jacobs**                      **Phone: 651-266-9054**  
**INSPECTION TAKEN FROM THE 2007 Code Compliance PLUMBING REPORT**

- All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.
- The water heater temperature and pressure relief valve discharge piping is incorrect.
- The water heater has no gas shutoff or gas piping is incorrect.
- The water heater gas venting and water piping is incorrect.
- The water heater is not fired or in service.
- The water meter is removed and not in service.
- The water meter needs repair or is broken.
- The water meter service valves are not functional or correct.
- The water meter has corroded piping and incorrect piping.
- Repair or replace all corroded, broken or leaking water piping.
- The water piping has improper fittings or usage.
- The water piping boiler full water line requires back flow assembly or device.
- Provide water piping to all fixtures and appliances.
- Replace corroded gas piping.
- The range gas shutoff, connector or gas piping is incorrect.
- The dryer gas shutoff, connector or gas piping is incorrect.
- Provide anti-tip device to range.
- Omit any unused gas lines and re-test all gas piping.
- The soil and waste piping has no front sewer cleanout and no soil stack base cleanout and has unplugged or open piping and back pitched piping.
- The soil and waste piping has improper pipe supports and improper connections, transitions, fitting or pipe usage.
- Remove all saddles, no wet vent on closet.
- The first floor kitchen sink waste is incorrect and un-vented.
- The first floor kitchen sink fixture is broken or parts missing.
- The kitchen sink faucet is missing, broken or parts missing.
- The first floor water closet waste is incorrect and the fixture and faucet is broken or parts missing.
- The first floor tub and shower waste is incorrect and un-vented. Provide anti-siphon/anti-scald valve. Also, replace waste and overflow.
- The range gas shutoff, connector or gas piping is incorrect.
- The dryer gas shutoff, connector or gas piping is incorrect.
- The lavatory waste is incorrect and un-vented.
- The second floor kitchen sink is un-vented.
- The second floor lavatory waste is incorrect and un-vented.
- The second floor tub and shower waste is incorrect and un-vented. Provide anti-siphon/anti-scald valve.
- The second floor water closet waste is incorrect and un-vented. The fixture is broken, or parts missing.

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**PLUMBING**      **Inspector: Rick Jacobs**      **Phone: 651-266-9054**  
**INSPECTION TAKEN FROM THE 2007 Code Compliance PLUMBING REPORT**

- The exterior lawn hydrant(s) are broken or parts missing and requires back flow assembly or device.
- The exterior plumbing vent(s) has broken piping and no flashing (verify).
- Obtain plumbing permits prior to commencement of work.

**HEATING**      **Inspector: Kevin Chapdelaine**      **Phone: 651-266-9042**

- Clean and Orsat test furnace burners. Check all controls for proper operation. Check furnace heat exchangers for leaks; provide documentation from a licensed contractor that the heating units are safe
- Install approved metal chimney liner
- Provide adequate combustion air and support duct to code
- Conduct witnessed pressure test on gas piping system.
- 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
- Mechanical gas, ventilation and warm air permits are required for the above work and for recently installed furnaces and bath and kitchen exhausts.

**ZONING**

1. This property is in a(n) RT1 zoning district.
2. This property was inspected as a Duplex.

**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 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).**

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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 651-266-9046 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: [james.seeger@ci.stpaul.mn.us](mailto:james.seeger@ci.stpaul.mn.us)

JLS:ml  
Attachments