



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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## Code Compliance Report

August 07, 2017

HOSFORD PROPERTIES  
1254 HOSFORD ST  
HUDSON WI 54016

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

Re: 412 Goodrich Ave  
File#: 14 356944 VB3

Dear Property Owner:

### **REVISED**

The following is the Code Compliance report you requested on July 21, 2017.

Please be advised that this report is accurate and correct as of the date August 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 August 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:

#### **ZONING**

1. This property is in a (n) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

**\*\*Per Hearing Officer Marcia Moermond and Building Official Steve Ubl, all mechanical systems need to be brought up to current Building Code and Legislative Code.\*\***

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

- Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
- Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
- Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
- Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
- Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)

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- Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
- Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
- Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
- 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)
- Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner. SPLC 34.34 (1)
- Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
- Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 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
- Provide major clean-up of premises. SPLC 34.34 (4)
- Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
- Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
- Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
- Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
- See attachment for permit requirements and appeals procedure.
- 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.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
- This property was inspected as a Single Family Dwelling.
- The whole rear section of house needs to be rebuilt from the foundation to the roof top. Floor, walls, ceiling joist and rafters don't come close to meeting code and in a state of failure. Supply DSI with a full set of plans.
- Siding soffits and fascia has many missing or poorly installed components , also house wrap and siding installed without inspection. Roofing also installed without inspection.
- Front section of house needs flashing installed at top of foundation and weather barrier for siding to come over flashing.
- Rear east side porch area, verify 42" frost footings or install footings to code.
- A building permit is required to correct the above deficiencies.

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**Notes:**

- See attachment for permit requirements and appeals procedure.
- This property is designed by the Vacant Buildings Department as a Category #3 which requires a \$5000.00 Performance Bond or Deposit at the time the permit is issued.
- 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).**

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

JLS:ml  
Attachments