



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806

Telephone: 651- 266- 8989  
Facsimile: 651- 266- 9124  
[www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

## Code Compliance Report

May 24, 2019

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

Henry Le  
10104 Welcome Ave N  
Brooklyn Park MN 55443- 2079

Re: 871 Jessamine Ave E  
File#: 15 128899 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on May 17, 2019.

Please be advised that this report is accurate and correct as of the date May 24, 2019. 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 May 24, 2019. 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. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. 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)
3. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (exempt. 4)
4. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation

An Equal Opportunity Employer

Code and the MN Dept. of Labor and Industry: Install per code where feasible.  
MNRC Ch 1309 Sect 313.2.1

5. Provide major clean- up of premises. SPLC 34.34 (4)
6. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
7. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
8. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
9. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
10. Provide general rehabilitation of garage. SPLC 34.32 (3)
11. Remove wall covering in basement (organic growth on it)
12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
13. Provide code approved cover for sump basket.
14. New carpet not properly installed , to loose.
15. Replace side door , front door and siding on house , also garage siding and trim.
16. Properly install joist hangers on east deck and footings to code.
17. Repair kitchen cabinets and tops.
18. Repair fence and gates.
19. Remove tree from west side of garage.
20. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
21. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
22. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
23. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
24. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
25. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
26. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
27. 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**

---

1. Illegally upgraded service panel. Meter socket and wire is only rated for 60 amps. Wire and ground to current NEC.
2. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
3. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
4. 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

5. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
6. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
7. 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
8. Properly strap and support cables and/or conduits. Chapter 3, NEC
9. 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
10. 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
11. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
12. 1st Floor - Bathroom - Properly install bathroom light and provide a GFCI protected receptacle per the current NEC.
13. 2nd Floor - Bathroom - Install a GFCI protected receptacle per the current NEC.
14. Garage - No access to garage at time of inspection. Insure garage is wired to NEC.
15. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

**PLUMBING Inspector: Paul Zellmer**

**Phone: 651- 266- 9048**

---

1. Basement - Laundry Tub - (MPC .0100 B) Provide the proper potable water protection for the faucet spout.
2. Basement - Plumbing - General - (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
3. Basement - Plumbing - General - (MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
4. Basement - Soil and Waste Piping - (MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
5. Basement - Sump Pump/Basket - (MPC 1101.5.2) Provide a properly secured cover.
6. Basement - Sump Pump/Basket - (MPC 1101.5 & Table 701.1) Install a code compliant subsoil sump, pump, and piping.
7. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
8. Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.
9. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
10. Basement - Water Meter - (MPC 609.11) Support the water meter to code.

11. Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
12. Basement - Water Meter - (MPC 606.2) The service valves must be functional and installed to code.
13. Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
14. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
15. Bathroom - Plumbing - General - (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
16. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
17. First Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
18. First Floor - Lavatory - (MPC 701) Install the waste piping to code.
19. First Floor - Sink - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
20. First Floor - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
21. First Floor - Toilet Facilities - (MPC 701) Install the waste piping to code.
22. First Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
23. First Floor - Tub and Shower - (MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
24. First Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
25. First Floor - Tub and Shower - (MPC 409.2) Provide an approved waste stopper
26. Second Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
27. Second Floor - Lavatory - (MPC 701) Install the waste piping to code.
28. Second Floor - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
29. Second Floor - Toilet Facilities - (MPC 701) Install the waste piping to code.
30. Second Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
31. Second Floor - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
32. Second Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
33. Second Floor - Tub and Shower - (MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
34. Second Floor - Tub and Shower - (MPC 409.2) Provide an approved waste stopper

35. 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: Aaron Havlicek**

**Phone: 651- 266- 9043**

---

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. Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
3. Replace furnace/boiler flue venting to code.
4. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
5. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
6. Provide adequate combustion air and support duct to code.
7. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
8. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.
9. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
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:**

---

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. Interior of garage not available for inspection. Repair per applicable codes.

**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