



CITY OF SAINT PAUL

## Code Compliance Report

June 12, 2019

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

State Of Mn Trust Exempt  
Po Box 64097  
St Paul MN 55164-0097

Re: 718 Orange Ave E  
File#: 09 043732 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on April 01, 2019.

Please be advised that this report is accurate and correct as of the date June 12, 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 June 12, 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) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
2. 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
3. Provide major clean-up of premises. SPLC 34.34 (4)
4. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)

5. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
6. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
7. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
8. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
9. Provide general rehabilitation of garage. SPLC 34.32 (3)
10. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
11. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
12. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
13. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
14. Replace broken siding , trim , soffits and fascia as needed on house and garage.
15. Replace deck steps and all decayed deck boards.
16. Remove chimney from garage roof and repair holes .
17. Install landing at garage service door .
18. Support floor at basement stairs, header joist is only single member.
19. Provide access for rear basement stairs that meets code . Also sealed to keep out water and rodents.
20. Re-level front and rear porches , may need new frost footings.
21. Install window wells for basement windows where needed.
22. 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. MNRC Ch 1309 Sect. 311 & 312
23. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
24. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
25. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
26. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
27. 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)
28. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
29. 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)

1. Properly wire electric dryer receptacle/branch circuit/overcurrent device 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. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
5. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
6. Repair damaged electrical due to vandalism to current NEC.
7. Install missing electrical panel and wire to current NEC.
8. Rewire all damaged/vandalized/missing electrical to current NEC.
9. No access to garage at time of inspection. Insure garage is wired to current NEC.
10. Properly wire electric range receptacle/branch circuit/overcurrent device to current NEC.
11. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
12. 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
13. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
14. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
15. 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
16. 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
17. 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
18. 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 -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
2. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
3. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.

4. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
5. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
6. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
7. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
8. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
9. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
10. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
11. First Floor -Sink -(MPC 701) Install the waste piping to code.
12. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
13. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
14. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
15. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
16. Second Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
17. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
18. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
19. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
20. Second Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
21. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
22. 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

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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. Move return air intake a minimum of ten (10) feet from furnace flue draft

- diverter or relocate it to another room.
3. Replace furnace/boiler flue venting to code.
  4. Connect furnace/boiler and water heater venting into chimney liner.
  5. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
  6. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
  7. Provide adequate combustion air and support duct to code.
  8. Provide support for gas lines to code.
  9. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
  10. 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.
  11. 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.
  12. Repair and/or replace heating registers as necessary.
  13. Provide heat in every habitable room and bathrooms.
  14. Submit documentation verifying that A/C system is operable, if not, repair, replace or remove and seal all openings.
  15. Run condensate drain from A/C unit coil in basement to an approved location and secure as needed.
  16. Mechanical permits are required for the above work.

Notes:

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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.

Re: 718 Orange Ave E  
June 12, 2019  
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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