



## Code Compliance Report

September 18, 2017

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

Francis X Viggiano  
86 Spruce St  
Mahtomedi MN 55115-1977

Re: 575 Park St  
File#: 07 197617 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on August 18, 2017.

Please be advised that this report is accurate and correct as of the date September 18, 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 September 18, 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) CAAPCJ zoning district.
2. This property was inspected as a Single Family Dwelling.

**BUILDING Inspector: Jim Seeger**

**Phone: 651-266-9046**

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
3. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h)
4. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)

5. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
6. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
7. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
8. 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)
9. 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)
10. Where wall and ceiling covering is removed install full thickness or code- specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
11. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
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. Provide major clean- up of premises. SPLC 34.34 (4)
15. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
16. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
17. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
18. Rebuild basement entry.
19. Basement and crawl space need to be to code at final. (no access)
20. Replace kitchen and hall decayed flooring , subfloor and framing .
21. Replace damaged kitchen ceiling and framing as needed with inspections.
22. Replace all rim joist ,sheathing ,siding and flashing at top of foundation . Have inspected before covering.
23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
24. Replace roof covering and decayed roof boards.
25. Rebuild front south side steps to code.
26. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
27. Weather seal basement bulk head using approved materials. SPLC 34.09 (1b)
28. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
29. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
30. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
31. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)

32. 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 range receptacle/branch circuit/overcurrent device to current NEC.
2. Install hard-wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC
3. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
4. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
5. Replace electrical service panel due to excessive corrosion. Article 110.12 (B), NEC
6. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
7. Properly wire furnace to current NEC.
8. Check all wiring and devices for corrosion and damage. rewire all damaged or corroded electrical.
9. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
10. 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
11. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
12. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
13. 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
14. 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
15. 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
16. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
17. 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. Exterior - Lawn Hydrants - (MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
2. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3. First Floor - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
4. First Floor - Plumbing - General - (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
5. First Floor - Plumbing - General - (MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
6. First Floor - Plumbing - General - (MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
7. First Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
8. First Floor - Tub and Shower - (MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
9. First Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
10. 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. Install approved automatic gas valve for furnace.
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
3. Clean and Orsat test furnaceburner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
4. Provide thirty (30) inches of clearance in front of furnace for service
5. Move furnace/boiler out of closet/alcove or provide documentation from the equipment manufacturer indicating that it is an approved installation
6. Move return air intake a minimum of ten (10) feet from furnace flue draft diverter or relocate it to another room
7. Install approved metal chimney liner
8. Replace furnace flue venting to code
9. Connect furnace and water heater venting into chimney liner
10. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code

11. Vent clothes dryer to code
12. Provide adequate combustion air and support duct to code
13. Install furnace air filter access cover
14. Clean all supply and return ducts for warm air heating system
15. Repair and/or replace heating registers as necessary
16. Provide heat in every habitable room and bathrooms
18. Run condensate drain from A/C unit coil in basement to an approved location and secure as needed
19. Unable to gain entry to Mechanical Room - Basement during inspection, however registers are visible in the flooring. If there is any nonconforming heating equipment or piping that has been installed, it will need to be removed and brought up to current code and inspected.
20. Mechanical permits are required for the above work.

**Notes:**

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1. See attachment for permit requirements and appeals procedure.
2. Provide plans and specifications for any portion of the building that is to be rebuilt.

**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.)

Re: 575 Park St  
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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