



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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## Code Compliance Report

May 06, 2010

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 April 22, 2010.

Please be advised that this report is accurate and correct as of the date May 06, 2010. 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 06, 2010. 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: Ken Eggers**                      **Phone: 651-266-9047**

- Tuck Point interior/exterior of foundation as necessary
- Dry out basement and eliminate source of moisture
- Install handrails and guardrails at all stairways, including basement stairways, and return handrail ends to the wall or newel post per attachment.
- Provide complete storms and screens, in good repair for all door and window openings
- Provide thumb type deadbolts for all entry doors. Remove any surface bolts
- Repair or replace damaged doors and frames as necessary, including storm doors
- Weather seal exterior doors
- Install floor covering in bathroom and kitchen that is impervious to water
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St Paul Legislative Code, Chap. 34 for additional information).
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.
- Replace or repair landing and stairway per code

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**BUILDING**                      **Inspector: Ken Eggers**                      **Phone: 651-266-9047**

- Repair siding, soffit, fascia, trim, etc. as necessary
- Provide proper drainage around house to direct water away from foundation of house.
- Close in open stair risers to maintain an opening no greater than 4 inches
- Install vapor barrier on grade at crawl space.
- Install concrete floor at basement entry.
- Replace floor coverings as necessary.
- Repair or replace kitchen counter tops, caulk back splashes.
- Infill around plumbing pipes under sinks.
- Repair or replace skirt board all the way around house, install flashing to force water away from house.
- Remove nuisance trees at foundation.
- Re secure upper unit bathroom cabinet, caulk back splash.
- Repair upper unit kitchen cabinets and repair counter top and caulk backslash.
- A building permit is required to correct the above deficiencies.

**ELECTRICAL**                      **Inspector: Mike Popovich**                      **Phone: 651-266-9035**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- Verify that circuit breaker amperage matches wire size
- Replace all painted-over receptacles.
- Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
- Power off- verify proper GFCI operations.
- 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 2008 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.

**PLUMBING**                      **Inspector: Tom Schweitzer**                      **Phone: 651-266-9055**

- Basement - Water Heater - not fired or in service also, replace damaged copper fittings.
- Basement - Water Meter - support meter properly
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping
- Basement - Soil and Waste Piping - provide full size C.O. for service main
- First Floor - Sink - faucet is missing, broken or parts missing

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**PLUMBING**                      **Inspector: Tom Schweitzer**                      **Phone: 651-266-9055**

- First Floor - Tub and Shower - replace waste and overflow
- Exterior - Lawn Hydrants - Broken or parts missing
- Obtain plumbing permits prior to commencement of work.

**HEATING**                      **Inspector: Paul Lauer**                      **Phone: 651-266-9041**

- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.
- Provide appropriate size operable window in bathrooms or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- 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.
- A gas or ventilation mechanical permit is required for the above work.

**ZONING**

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

**Notes:**

- See attachment for permit requirements and appeals procedure.

**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 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 Ken Eggers between 7:30 - 9:00 AM at 651-266-8989 or leave a voice mail message.

Sincerely,

James L. Seeger, Code Compliance Officer  
JLS:ml Attachments