



CITY OF SAINT PAUL

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## Code Compliance Report

May 12, 2021

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

Khai Hong Lim  
839 Brenner Ave  
Roseville MN 55113-1953

Re: 904 Charlotte St  
File#: 13 244253 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on April 21, 2021.

Please be advised that this report is accurate and correct as of the date May 12, 2021. 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 12, 2021. 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: Nathan Bruhn**

**Phone: 651- 266- 9033**

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
3. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
4. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
5. 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)
6. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
  7. 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
  8. Provide major clean- up of premises. SPLC 34.34 (4)
  9. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
  10. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
  11. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
  12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
  13. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
  14. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
  15. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
  16. 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
  17. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
  18. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
  19. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
  20. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
  21. 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)
  22. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
  23. 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: Dave Blank**

**Phone: 651- 266- 9035**

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1. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
2. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
3. Properly strap and support cables and/or conduits. Chapter 3, NEC (properly support the exterior service conduit).
4. 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
5. 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

6. 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
7. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

**PLUMBING Inspector: Jim Kaufer**

**Phone: 651- 266- 9054**

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1. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
2. Basement - Laundry Tub - (MPC .0100 B) Provide the proper potable water protection for the faucet spout.
3. Basement - Soil and Waste Piping - (MPC 709.1) Install a front sewer clean out.
4. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
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. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
8. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
9. 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: Erik Witt**

**Phone: 651- 266- 9045**

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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. Replace furnace/boiler flue venting to code.
3. Vent clothes dryer to code.
4. Provide support for gas lines to code.
5. Plug, cap and/or remove all disconnected gas lines and unapproved valves.
6. 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.
7. Repair and/or replace heating registers as necessary.
  8. Provide heat in every habitable room and bathrooms.
  9. 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.

**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 Nathan Bruhn between 7:30 - 9:00 AM at 651- 266- 9033 or leave a voice mail message.

Sincerely,

Nathan Bruhn  
Code Compliance Officer  
Department of Safety and Inspections  
City of Saint Paul  
375 Jackson Street, Suite 220  
Saint Paul MN 55101  
Phone: 651- 266- 9033  
Email: [nathan.bruhn@ci.stpaul.mn.us](mailto:nathan.bruhn@ci.stpaul.mn.us)

Attachments