



CITY OF SAINT PAUL

## Code Compliance Report

June 05, 2023

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

Freedom Mortgage Corporation  
Po Box 6656  
Chicago IL 60680-6656

Re: 621 Bidwell St  
File#: 22 103149 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on April 25, 2023.

Please be advised that this report is accurate and correct as of the date June 05, 2023. 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 05, 2023. 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 Robert Humphrey at 651-266-9123.

\*\*Please note that permits cannot be issued online. Permits must be applied for in person, via fax or mail.\*\*

### ZONING

1. This property is in a(n) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Clint Zane

Phone: 651-266-9029

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC

- 34.10 (1)
2. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
  3. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
  4. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
  5. 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)
  6. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
  7. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
  8. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
  9. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
  10. 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)
  11. 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)
  12. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)
  13. Charred building components shall be scraped or sandblasted completely clean and water-damaged components replaced. A determination of necessary fire damage corrective measures shall be made by this department or by a registered structural engineer as to replacement, repairs, etc. All smoke damaged and charred members shall be cleaned, sealed and deodorized. SPLC 34.09
  14. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
  15. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
  16. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
  17. 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
  18. Provide major clean-up of premises. SPLC 34.34 (4)
  19. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
  20. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
  21. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
  22. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
  23. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
  24. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)

25. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
26. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
27. Provide general rehabilitation of garage. SPLC 34.32 (3)
28. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
29. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
30. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
31. Replace minimum 5 roof trusses above garage starting from the front.
32. Replace any compromised sheathing and other building materials.
33. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
34. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
35. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
36. Cover water meter pit with concrete or decay resistant, screwed-down cover. Cleanouts to be flush with floor slab.
37. 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
38. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
39. 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: Joe Sobanski

Phone: 651-266-9034

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1. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. Repair damaged electrical due to fire to current NEC.
3. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
4. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
5. 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
6. Properly strap and support cables and/or conduits. Chapter 3, NEC
7. Install hard-wired 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
8. Throughout -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

9. Throughout -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
10. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
11. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Troy McManus

Phone: 651-266-9053

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1. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
2. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
4. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
5. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
6. Basement -Water Piping -(MPC 313) Add the appropriate water pipe hangers.
7. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
8. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
9. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
10. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
11. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
12. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
13. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
14. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
15. First Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
16. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
17. 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: Pat McCullough

Phone: 651-266-9015

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1. Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve
2. Install approved automatic gas valve for furnace/boiler
3. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
4. 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
5. Replace furnace/boiler flue venting to code
6. Vent clothes dryer to code
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
10. Install furnace air filter access cover
11. Clean all supply and return ducts for warm air heating system
12. Repair and/or replace heating registers as necessary
13. Provide heat in every habitable room and bathrooms

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: 621 Bidwell St  
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If you have any questions regarding this inspection report, please contact Clint Zane between 7:30 - 9:00 AM at 651-266-9029 or leave a voice mail message.

Sincerely,

Clint Zane  
Code Compliance Officer  
Department of Safety and Inspections  
City of Saint Paul  
375 Jackson Street, Suite 300  
Saint Paul MN 55101  
Phone: 651-266-9029  
Email: [Clint.Zane@ci.stpaul.mn.us](mailto:Clint.Zane@ci.stpaul.mn.us)

Attachments