



CITY OF SAINT PAUL

## Code Compliance Report

March 30, 2023

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

Barry A Mackley  
1618 Hamline Ave N  
St Paul MN 55108-2108

Re: 1618 Hamline Ave N  
File#: 18 082437 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on March 08, 2023.

Please be advised that this report is accurate and correct as of the date March 30, 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 March 30, 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) R4 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. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
  3. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
  4. 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)
  5. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
  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 weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
  9. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
  10. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
  11. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
  12. Weather seal basement bulk head using approved materials. SPLC 34.09 (1b)
  13. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
  14. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
  15. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
  16. \*\*\*Building official to verify if existing slab is in good enough condition to build a new garage on it. Permits as necessary if building a garage.
  17. 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
  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. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
  24. 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. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
3. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
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. 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 -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
2. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
3. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
4. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
5. Basement -Water Heater -(MPC 504.4, & 504.5, & 504.6) A pressure and temperature relief valve is required.
6. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
7. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
8. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
9. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
10. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
11. First Floor -Sink -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
12. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
13. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
14. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.

15. 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: Laurent Wickland

Phone: 651-266-9031

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1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
2. Clean and Orsat test furnace/boiler 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 to operate.
3. Install approved metal chimney liner.
4. Replace furnace/boiler flue venting to code.
5. Connect furnace/boiler and water heater venting into chimney liner.
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. Provide documentation from a licensed duct-cleaning contractor that the duct system and furnace have been cleaned.
12. Repair and/or replace heating registers as necessary.
13. Provide heat in every habitable room and bathrooms. Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
14. Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which be openable or provide exhaust system vented to the outside. A Mechanical Ventilation permit is required if an exhaust system is installed.
15. Conduct a witnessed pressure test on the gas piping system and check for leaks.
16. Run A/C condensate drain 3/4" nominal size from evaporator coil in basement to an approved location and secure as needed.
17. Verify that the A/C system is operable , if not, repair, replace or remove and seal all openings.
18. 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.
3. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

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 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