



## Code Compliance Report

October 31, 2023

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

Trinity Financial Services  
2618 San Miguel Dr, Suite 303  
Newport Beach, CA 92660

Re: 1008 Carroll Ave  
File#: 23 035078 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on October 04, 2023.

Please be advised that this report is accurate and correct as of the date October 31, 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 October 31, 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) RM1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Clint Zane

Phone: 651-266-9029

1. 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
2. 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)
  3. 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
  4. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
  5. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
  6. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
  7. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
  8. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
  9. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
  10. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
  11. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
  12. 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)
  13. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
  14. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
  15. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
  16. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
  17. 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: Steve Reimers

Phone: 651-266-9037

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1. Provide a complete panel schedule.  
Repair open ground at bathroom receptacle.  
Repair reverse polarity at kitchen receptacle, North West wall.
2. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Karl Abrahamson

Phone: 651-266-9049

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1. Gas Piping -(MMC 103) Remove all disconnected gas lines and unapproved valves.
2. Sink -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.

3. Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
4. Water Heater -(MFGC 503) Install the water heater gas venting to code.
5. Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
6. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
7. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
8. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
9. Basement -Soil and Waste Piping -(MPC .0100 M & 418.2) Replace the floor drain cover or clean out plug.
10. Kitchen -Laundry Tub -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
11. Kitchen -Sink -(MPC 701) Install the waste piping to code.
12. 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. SPLC 34.11 (6) - Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace/boiler heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
2. Per MFGC 2020 308.4.1 - Provide clearances for furnace/boiler per manufacturer's instructions.
3. Per MFGC 2020 503.1 - Replace furnace/boiler flue venting to code.
4. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.
5. Per MFGC 2020 407.2 - Provide support for gas lines to code.
6. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
7. Per MMC 2020 1346.0103 -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.
8. Per MMC 2020 1346.0104 - Repair and/or replace heating registers as necessary.
9. SPLC 34.11 Provide heat in every habitable room.
10. Per MMC 2020 1300.0120 - 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.)

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

Attachments