



CITY OF SAINT PAUL

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Saint Paul, MN 55101-1806

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## Code Compliance Report

June 06, 2018

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

John Rominski  
121 7TH PLACE E SUITE 4500  
ST PAUL MN 55101

Re: 636 Hall Ave  
File#: 17 202930 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 29, 2018.

Please be advised that this report is accurate and correct as of the date June 06, 2018. 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 06, 2018. 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: Jim Seeger**

**Phone: 651- 266- 9046**

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. 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)
3. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
4. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)

5. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
6. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
7. 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)
8. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
9. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
10. 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
11. Provide major clean-up of premises. SPLC 34.34 (4)
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
14. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
15. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
16. Provide general rehabilitation of garage. SPLC 34.32 (3)
17. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
18. Replace front stairs and steps to code from street.
19. Level front porch and install frost footings to code.
20. Replace all damaged siding and trim on house and garage.
21. Repair post and beams in basement and properly secure.
22. Replace decayed basement windows and frames.
23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
24. Install safety cables on garage door.
25. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
26. Weather seal basement bulk head using approved materials. SPLC 34.09 (1b)
27. 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
28. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
29. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
30. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
31. 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**

1. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC
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. 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
5. 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
6. 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
7. Throughout - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
8. 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. Attic - Water Piping - (MPC 604) Replace all the improper fittings and fittings that have improper usage.
2. Basement - Laundry Tub - (MPC .0100 & 901) Install a proper fixture vent to code.
3. Basement - Laundry Tub - (MPC 701) Install the waste piping to code.
4. Basement - Soil and Waste Piping - (MPC 709.1) Install a front sewer clean out.
5. Basement - Soil and Waste Piping - (MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
6. Basement - Soil and Waste Piping - (MPC 313) Install proper pipe supports.
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 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
10. Basement - Water Heater - (MPC 507.5) Correct the pressure and temperature relief valve discharge.
11. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
12. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a

chimney liner.

13. Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.
14. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
15. Basement - Water Meter - (MPC 606.2) The service valves must be functional and installed to code.
16. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
17. Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
18. Basement - Water Piping - (MPC 610) Replace all the improperly sized water piping.
19. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
20. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
21. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
22. First Floor - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
23. First Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
24. First Floor - Lavatory - (MPC 701) Install the waste piping to code.
25. First Floor - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
26. First Floor - Sink - (MPC 701) Install the waste piping to code.
27. First Floor - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
28. First Floor - Toilet Facilities - (MPC 701) Install the waste piping to code.
29. First Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
30. First Floor - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
31. First Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
32. First Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
33. First Floor - Tub and Shower - (MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
34. First Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
35. Second Floor - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
36. Second Floor - Lavatory - (MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
37. Second Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
38. Second Floor - Tub and Shower - (MPC .0100 P & Q & 419.2) Install the water

pipng to code.

39. Second Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
40. Second Floor - Tub and Shower - (MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
41. Second Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
42. Second Floor - Tub and Shower - (MPC 402.11) Provide access.
43. 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 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 leak; provide documentation from a licensed contractor that the heating unit is safe
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. Plug, cap and/or remove all disconnected gas lines
9. Clean all supply and return ducts for warm air heating system
10. Repair and/or replace heating registers as necessary
11. Mechanical permits are required for the above work.
12. Provide a means of returning air from every room.

**Notes:**

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1. See attachment for permit requirements and appeals procedure.
2. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.

Re: 636 Hall Ave  
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**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 Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger  
Code Compliance Officer  
Department of Safety and Inspections  
City of Saint Paul  
375 Jackson Street, Suite 220  
Saint Paul MN 55101  
Phone: 651-266-9046  
Email: [jim.seeger@ci.stpaul.mn.us](mailto:jim.seeger@ci.stpaul.mn.us)

Attachments