



CITY OF SAINT PAUL

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Saint Paul, MN 55101-1806

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Code Compliance Report

July 18, 2022

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

Andrea Christine Roark
1213 Woodbridge St
St Paul MN 55117-4443

Re: 1213 Woodbridge St
File#: 21 325184 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on June 03, 2022.

Please be advised that this report is accurate and correct as of the date July 18, 2022. 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 July 18, 2022. 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: Nathan Bruhn

Phone: 651-266-9033

1. Provide adequate access, ventilation and clearance in crawl space area. MNRC

Ch 1309 Sect. 408

2. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
3. 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)
4. 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)
5. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
6. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
7. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
8. 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
9. Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, one-half of which shall operate. SPLC 34.14 (1)
10. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
11. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
12. 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
13. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
14. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
15. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
16. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
17. Provide general rehabilitation of garage. SPLC 34.32 (3)
18. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
19. Verify floor joists are properly insulated and that crawl space is properly insulated and vented.
20. Remove 2nd floor bathroom that was installed without permits.
21. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
22. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
23. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
24. 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)
25. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
26. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)

27. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
28. 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: Randy Klossner

Phone: 651-266-9032

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. Repair damaged electrical and wire to current NEC.
3. Fire damaged home. Rewire all to current NEC.
4. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
5. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
6. 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
7. Properly strap and support cables and/or conduits. Chapter 3, NEC
8. 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. 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. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
11. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
12. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Rebecca Perry

Phone: 651-266-9040

1. Gas Piping -(MFGC 411) Replace improper piping or fittings.
2. Gas Piping -(MFGC 402) Install piping and fittings with the proper sizing.
3. Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
4. Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
5. Gas Piping -(MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
6. Gas Piping -(MMC 103) Remove all disconnected gas lines and unapproved valves.
7. Laundry Tub -(MPC .0100 P & Q & 419.2) Install the water piping to code.

8. Laundry Tub -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
9. Laundry Tub -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
10. Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
11. Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
12. Lavatory -(MPC 701) Install the waste piping to code.
13. Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
14. Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
15. Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
16. Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
17. Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
18. Piping Vents -(MPC 904 & 906.7) Install the correct size piping vents.
19. Piping Vents -(MPC 2520 Subp.1) Provide the proper full size vent through the roof.
20. Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
21. Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
22. Sink -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
23. Soil and Waste Piping -(MPC 313) Install proper pipe supports.
24. Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
25. Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
26. Tub and Shower -(MPC .0100 E & 901) Install a proper fixture vent to code.
27. Tub and Shower -(MPC 701) Install the waste piping to code.
28. Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
29. Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
30. Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
31. Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
32. Tub and Shower -(MPC 402.11) Provide access.
33. Water Heater -(MPC 504.4, & 504.5, & 504.6) A pressure and temperature relief valve is required.
34. Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
35. Water Heater -(MPC 501) Install the water piping for the water heater to code.

36. Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
37. Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum or 12 inches above the floor.
38. Water Meter -(MPC 609.11) Support the water meter to code.
39. Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
40. Water Piping -(MPC 313) Add the appropriate water pipe hangers.
41. Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
42. Water Piping -(MPC 604) Replace all the improper fittings and fittings that have improper usage.
43. Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
44. 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

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. Properly seal unused chimney opening on first floor.
3. Provide adequate clearance on common vent on first floor "B-vent" to combustible materials or provide approved shielding according to code.
4. Vent clothes dryer to code.
5. Provide adequate combustion air and support duct to code.
6. Plug, cap and/or remove all disconnected gas lines.
7. Provide heat in every habitable room and bathrooms.
8. Support supply and return piping from heating system according to code.
9. Conduct witnessed pressure test on hot water heating system and check for leaks.
10. Repair or replace fin tube radiation and covers as needed.
11. Repair or replace radiators and valves as needed.
12. Mechanical permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.

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2. Provide plans and specifications for any portion of the building that is to be rebuilt.
3. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
4. Interior of garage not available for inspection. Repair per applicable codes.

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

Attachments