



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220  
St Paul, Minnesota 55101-1806

Telephone: 651-266-9090  
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Web: [www.stpaul.gov/ds](http://www.stpaul.gov/ds)

December 05, 2008

THOMAS S SCHROEDER  
194 MCBOAL ST  
ST PAUL MN 55102-2723

Re: 445 Smith Ave N  
File#:08 137649 VB2

Dear Property Owner:

Pursuant to your request the above-referenced property was inspected and the following report is submitted:

**THIS IS A BUILDING ONLY REPORT**

**BUILDING**

1. Replace or sister joist with end rot.
2. Install all needed roof, window and door flashings per code.
3. Insure over spanned rafters and joists are repaired to code.
4. Insure basement cellar floor is even, is cleanable, and all holes are filled.
5. Install handrails and guardrails at all stairways, including basement stairways, per attachment.
6. Strap or support top of stair stringers.
7. Tuck Point interior/exterior of foundation as needed.
8. Install floor covering in the bathroom and kitchen that is impervious to water.
9. Install tempered or safety glass in window over bathtub to Code (if apply).
10. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
11. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
12. Provide complete storms and screens, in good repair, for all door and window openings.
13. Repair walls, ceilings and floors throughout, as necessary.
14. Provide fire block construction as necessary.
15. Re-level structure as much as is practical.

16. Where wall and ceiling covering is removed install full-thickness or code-specified insulation.
17. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St. Paul Legislative Code, Chap. 34 for additional information).

Re: 445 Smith Ave N

Page 2

### **BUILDING**

18. Any framing members that 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 headered, etc.) are to be reconstructed as per code.
19. Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, or a minimum of 8 sq. ft., one-half of which shall operate; and all bedroom windows shall meet emergency egress requirements (20" minimum width, 24" minimum height, but not less than 5.7 sq. ft. overall openable area; minimum 5.0 sq. ft. openable area if sill height is within 44 inches of grade).
20. 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.
21. Provide general clean-up of premise.
22. Provide smoke detectors per the Minnesota Building Code and carbon monoxide detectors per State law.
23. Repair siding, soffit, fascia, trim, etc. as necessary.
24. Provide weather-sealed, air-sealed, and vermin-sealed exterior.
25. Provide proper drainage around house to direct water away from foundation.
26. Replace or repair landing and stairway per code.

**ZONING** This house was inspected as a single family dwelling.

### **NOTES**

- See attachment for permit requirements and appeals procedure.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
- Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
- There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate Codes when complete.
- **This is a registered vacant building. In order to reoccupy the building, all deficiencies listed on the 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.**

Sincerely,

James L. Seeger  
Code Compliance Officer  
JLS: ml  
Attachments





CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220  
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989  
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## Code Compliance Report

May 02, 2012

Thomas S Schroeder  
194 Mcboal St  
St Paul MN 55102-2723

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

Re: 445 Smith Ave N  
File#: 08 137649 VB2

### **\*\* This is a Building Only Code Compliance Report \*\***

#### **BUILDING**

**Inspector: Jim Seeger**

**Phone: 651-266-9046**

- Tuck Point interior/exterior of foundation as necessary.
- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes).
- Maintain one hour fire separation between dwelling units and between units and common areas.
- 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.
- Strap or support top of stair stringers for structural stability.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- Weather seal exterior doors, threshold and weather-stripping.
- Install floor covering in bathroom and kitchen that is impervious to water.
- Repair walls, ceiling and floors throughout, as necessary.
- 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.
- Provide fire block construction as necessary and seal chases in basement ceiling.
- Air-seal and insulate attic/access door.



Re: 445 Smith Ave N  
May 2, 2012  
Page 2

**BUILDING**                      **Inspector: Jim Seeger**                      **Phone: 651-266-9046**

- 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.
- Re-level structure as much as is practical.
- 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.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
- Repair chimney in an approved manner.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Openings in stair risers must be less than 4 inches.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Provide engineered wall system for mass stone wall insulation design. Along with heat loss calculations.
- Provide vapor barrier in crawl space.
- Replace or sister all joist with decayed ends.
- A building permit is required to correct the above deficiencies.

### **ZONING**

1. This property is in a(n) R4 zoning district.
2. This property was inspected as a Duplex Dwelling.

### **Notes:**

- See attachment for permit requirements and appeals procedure.
- Provide plans and specifications for any portion of the building that is to be rebuilt.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

Re: 445 Smith Ave N  
May 2, 2012  
Page 3

**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: james.seeger@ci.stpaul.mn.us

JLS:ml  
Attachments

