

Common St. Paul Truth in Housing Hazardous (H) items (These apply to both house and garage)

Smoke and CO Detectors

NOTE: The hardwired smoke detector requirement is the ONLY required repair in St. Paul. The rest of the items listed here are NOT required repairs. One hardwired smoke detector is required in the hall or area adjacent to the bedrooms, on the floor with the most bedrooms. If two floors have the same number of bedrooms, the detector should be on the UPPER floor.

- No carbon monoxide (CO) detector within 10 feet of each bedroom
- Detectors in wrong place
- Detectors not working

Floor Drain

- Cleanout plug is missing or loose

Basement Plumbing

- Water utility is off to whole house
- Any plumbing fixture without water running (causes trap water to evaporate and sewer gas to come in)
- Drain pipe leaking
- Repairs to drain pipes using tape, caulk, rags, etc.
- Abandoned pipe openings not properly capped
- Well water and city water supplies interconnected (if well exists)

Gas Piping

- Broken shutoff valve
- Water valve used as gas valve
- Abandoned gas piping not properly capped

Water Heater

- Back spillage of gases at draft hood (on top of water heater)
- Broken or missing knobs or controls
- Leaking tank

- Scorch marks
- No relief valve
- Improperly located relief valve
- Relief pipe is plugged or capped
- Vent pipe not sealed tightly to chimney
- Vent pipe has holes or gaps

Electrical System

- No grounding jumper wire around water meter
- Jumper wire not clamped on both sides of the water meter
- Breakers or fuses missing in panel
- Electrical panel cover missing
- Deadfront (inside cover) missing
- Overfusing (30 amp fuses on normal household circuits)

Wiring, Outlets, Switches

- Outlets in the bathroom that are not GFCI protected. This can be either a GFCI outlet or a GFCI breaker in the main electrical panel
- GFCI outlet doesn't trip when tested, or stays energized after tripping it
- 3-prong outlet not grounded
- Any open electrical box of any kind
- Missing knockout plugs (open holes) in any electrical panel or box
- Missing or broken outlet cover
- Missing or broken switch cover
- Damaged outlet or switch
- Broken bulb in light socket
- Extension cords used in place of permanent wiring, or run through walls, floors, cabinets
- Wires spliced outside of an electrical box
- Wires ending outside of an electrical box

Heating System

- Excessive scorching of the cover panel
- Missing or damaged controls
- No backflow preventer on water supply line to boiler
- No pressure relief valve on boiler
- Pressure relief pipe on boiler is plugged or capped

Heating System Vent Pipe

- Vent pipe not sealed tightly to chimney
- Vent pipe has holes or gaps
- Improper clearance to combustibles
No closer than 6 inches to wood, walls, etc. is allowed for single-wall (type C) flues. Clearance for double-wall (type B) is 1 inch
- Back spillage of gases at draft hood

Kitchen and Bathroom Plumbing

- Toilet fill valve (in toilet tank) lacks at least a 1 inch clearance above the overflow pipe
- Any plumbing fixture without water running (causes trap water to evaporate and sewer gas to come in)
- Spout below the spill line of the sink or tub
- Drain pipe leaking
- Repairs to drain pipes using tape, caulk, rags, etc.
- Abandoned pipe openings not properly capped

Miscellaneous

- Exposed rigid foam insulation (must be covered with sheetrock or wood unless it is foil-faced rigid foam insulation)
- Broken glass with jagged edges

***This information is provided as a courtesy only.
For more information, go to www.ci.stpaul.mn.us, call the City,
or call Apple at 651-644-3999.***