



CITY OF SAINT PAUL

## Code Compliance Report

October 05, 2021

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

Janet E Kendra  
1303 Edmund Ave  
St Paul MN 55104-2526

Re: 1303 Edmund Ave  
File#: 20 071421 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on September 08, 2021.

Please be advised that this report is accurate and correct as of the date October 05, 2021. 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 05, 2021. 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) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

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. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
4. 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
5. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
6. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
7. Replace rear landing and stairway per code if it encroaches on side yard setback. SPLC 34.09 (2)
8. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
9. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
10. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
11. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
12. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
13. Provide general rehabilitation of garage. including a new overhead garage door. SPLC 34.32 (3)
14. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
15. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
16. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
17. 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)
18. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
19. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
20. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
21. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
22. 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: Dave Blank

Phone: 651-266-9035

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1. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
2. Install "S" type fuse adapters and proper size "S" type fuses due to overfusing. Article 240.51 (B), NEC
3. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
4. 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
5. Properly strap and support cables and/or conduits. Chapter 3, NEC

6. 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
7. 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
8. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
9. Provide proper working clearance for the service panelboard.
10. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Jim Kaufer

Phone: 651-266-9054

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1. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
2. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
4. Basement -Laundry Tub -(MPC .0100 P & Q & 419.2) Install the water piping to code.
5. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
6. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
7. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
8. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
9. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
10. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
11. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
12. First Floor -Sink -(MPC 701) Install the waste piping to code.
13. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
14. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
15. Second Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
16. Second Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
17. Second Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
18. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
19. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.

20. Second Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
21. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
22. Second Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
23. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
24. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
25. 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. 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. Replace furnace/boiler flue venting to code.
3. Connect furnace/boiler and water heater venting into chimney liner.
4. Vent clothes dryer to code.
5. Provide adequate combustion air and support duct to code.
6. Provide support for gas lines to code.
7. Clean all supply and return ducts for warm air heating system.
8. Repair and/or replace heating registers as necessary.
9. Mechanical permits are required for the above work.

Notes:

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1. See attachment for permit requirements and appeals procedure.
2. Interior of garage not available for inspection. Repair per applicable codes.

Re: 1303 Edmund Ave  
October 05, 2021  
Page 5

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](mailto:nathan.bruhn@ci.stpaul.mn.us)

Attachments