



CITY OF SAINT PAUL

Code Compliance Report

October 07, 2021

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

Galvin Home Renovations Inc
155 Acker St E
St Paul MN 55117-5511

Re: 1503 Van Buren Ave
File#: 18 131067 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on August 10, 2021.

Please be advised that this report is accurate and correct as of the date October 07, 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 07, 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. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
2. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
3. Provide general rehabilitation of garage. SPLC 34.32 (3) Including new overhead garage door.
4. Remodel done without permits or inspection. Double fee all permits.
5. 3rd floor addition done without permits or inspection. Remove wall and floor

covering where applicable. Provide plans showing new bathroom and use of space.

6. 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
7. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
8. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
9. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
10. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
11. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
12. 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
13. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
14. 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

1. Illegally upgraded service panel. Wire and ground to current NEC.
2. All devices / luminaires replaced without permit or inspection. Install the proper devices and provide arc fault circuit protection for replaced devices. Ensure the installation of paddle ceiling fan rated outlet boxes where paddle ceiling fans are installed. Ensure luminaires are grounded to code or GFCI protected. Ensure completed outlet boxes at all electrical openings (noted illegally modified outlet box in 2nd floor south room).
3. Properly wire island receptacle outlet.
4. Ensure/rewire all electrical associated with NM cables dated after 2016 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
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. Properly bond neutral bar to service panelboard enclosure. Article 250, NEC
10. Properly wire multi-wire circuits in panelboard to ensure ungrounded conductors on opposite phases. Article 100, NEC
11. No access to garage.

12. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Jim Kaufer

Phone: 651-266-9054

1. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
2. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
3. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
4. First Floor -Sink -(MPC 701) Install the waste piping to code.
5. Second Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
6. Second Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
7. Second Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
8. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
9. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
10. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
11. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
12. Second Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
13. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
14. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
15. Second Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
16. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
17. Second Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
18. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
19. Second Floor -Tub and Shower -(MPC .0100 E & 901) Install a proper fixture vent to code.
20. Third Floor -Gas Piping -(MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
21. Third Floor -Gas Piping -(MFGC 402) Install piping and fittings with the proper sizing.
22. Third Floor -Gas Piping -(MMC 103) Replace corroded gas piping/fittings.
23. Third Floor -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
24. Third Floor -Laundry Tub -(MPC .0100 P & Q & 419.2) Install the water piping

to code.

25. Third Floor -Laundry Tub -(MPC 701) Install the waste piping to code.
26. Third Floor -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
27. Third Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
28. Third Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
29. Third Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
30. Third Floor -Lavatory -(MPC 701) Install the waste piping to code.
31. Third Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
32. Third Floor -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
33. Third Floor -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
34. Third Floor -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
35. Third Floor -Toilet Facilities -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
36. Third Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
37. Third Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
38. Third Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
39. Third Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
40. Third Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
41. Third Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
42. Third Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
43. Third Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
44. Third Floor -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
45. Third Floor -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
46. Third Floor -Water Heater -(MFGC 503) Install the water heater gas venting to code.

47. 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

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. Vent clothes dryer to code.
3. Provide support for gas lines to code.
4. Mechanical permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. 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.)

Re: 1503 Van Buren Ave
October 07, 2021
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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