



CITY OF SAINT PAUL

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Saint Paul, Minnesota 55101-1806

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Code Compliance Report

February 14, 2023

The Realty House
5810 W 78TH ST
MINNEAPOLIS MN 55439

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

Re: 1082 Loeb St
File#: 19 089441 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on January 23, 2023.

Please be advised that this report is accurate and correct as of the date February 14, 2023. 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 February 14, 2023. 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:

ZONING

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

BUILDING Inspector: Clint Zane Phone: 651-266-9029

- Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
- Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
- Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
- Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
- 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
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)

- Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
- Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
- 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)
- Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
- Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
- Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
- Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
- 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)
- 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)
- ***The floor/ceiling joists are over-spanned.
- Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
- 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
- Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
- Replace or repair landing and stairway per code. SPLC 34.09 (2)
- ***Stairways and landings leading to entries and stairway connecting basement to main level need replacement.
- Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
- ***Replacement will be necessary. Consult with building inspector on this.
- Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
- Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
- Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
- Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
- Repair chimney in an approved manner. SPLC 34.09 (1)
- Provide general rehabilitation of garage. SPLC 34.32 (3)
- Install address numbers visible from street and on the alley side of garage. SPLC 70.01
- Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
- See attachment for permit requirements and appeals procedure.
- This property is designated by the Vacant Buildings Department as a Category #3 which requires a \$5,000.00 Performance Bond or Deposit at the time the permit is issued.
- Provide plans and specifications for any portion of the building that is to be rebuilt.
- Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
- Interior of garage not available for inspection. Repair per applicable codes.

- This property was inspected as a Single Family Dwelling.
- A building permit is required to correct the above deficiencies.

ELECTRICAL Inspector: Randy Klossner Phone: 651-266-9032

- Properly wire hood fan above range to current NEC.
- Properly wire dishwasher to current NEC.
- 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
- Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
- Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
- 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
- Properly strap and support cables and/or conduits. Chapter 3, NEC
- Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
- 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
- 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
- Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
- Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
- Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
- Repair damaged electrical current NEC.
- Provide listed boxes for all light fixtures including the outdoor lights.
- Insure garage is wired to NEC standards.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Rebecca Perry Phone: 651-266-9040

- Attic - Piping Vents - (MPC 2520 Subp.1) Provide the proper full size vent through the roof.
- Basement - Gas Piping - (MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
- Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
- Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.

- Basement - Gas Piping - (MFGC 411) Replace improper piping or fittings.
- Basement - Gas Piping - (MFGC 614.1-614.7) Vent clothes dryer to code.
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- Basement - Gas Piping - (MMC 103) Remove all disconnected gas lines and unapproved valves.
- Basement - Gas Piping - (MMC 103) Replace corroded gas piping/fittings.
- Basement - Plumbing - General - (MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
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- Basement - Soil and Waste Piping - (MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
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- Basement - Soil and Waste Piping - (MPC 709.1) Install a front sewer clean out.
- Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
- Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.
- Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
- Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
- Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
- Exterior - Lawn Hydrants - (MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
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- Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
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- First Floor - Basement - Sink - (MPC .0100 E & 901) Install a proper fixture waste and vent to code.
- First Floor - Basement - Soil and Waste Piping - (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
- First Floor - Piping Vents - (MPC 904 & 906.7) Install the correct size piping vents.
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- First Floor - Piping Vents - (MPC 906.5) Repair or replace the broken piping, improper or no flashing.
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- First Floor - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
- First Floor - Tub and Shower - (MPC 402.11) Provide access.
- First Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
- First Floor - Tub and Shower - (MPC 409.2) Provide an approved waste stopper
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- First Floor - Tub and Shower - (MPC 701) Install the waste and vent piping to code.
- All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a

plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

HEATING Inspector: Laurent Wickland Phone: 651-266-9031

- 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 to operate.
- Install approved metal chimney liner.
- Replace furnace/boiler flue venting to code.
- Connect furnace/boiler and water heater venting into chimney liner.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines.
- Install furnace air filter access cover.
- Clean all supply and return ducts for warm air heating system. Provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms. Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
- Mechanical permits are required for the above work.
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Notes:

- See attachment for permit requirements and appeals procedure.
- This property is designed by the Vacant Buildings Department as a Category #3 which requires a \$5000.00 Performance Bond or Deposit at the time the permit is issued.
- Provide plans and specifications for any portion of the building that is to be rebuilt.
- This property is in a designated Heritage Preservation District and all exterior work is subject to HPC guidelines and review before permits are issued. See attached explanation of design review process.
- 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.
- Interior of garage not available for inspection. Repair per applicable codes.
- Any items noted as recommended to not have to be completed for code compliance but should be completed at a later date. Possible purchasers of property shall be made aware of these items.
- The building is approved for dwelling units but contains dwelling units. Obtain approval for additional units or remove the excess dwelling units. If the additional units are approved, maintain the required fire-separation between dwelling units and between units and common area.

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 Clint Zane between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

Clint Zane
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
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Saint Paul MN 55101
Phone: 651-266-9029
Email: clint.zane@ci.stpaul.mn.us

JLS:ml
Attachments