



CITY OF SAINT PAUL

Code Compliance Report

July 30, 2021

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

Ksg Properties Llc
8313 Clinton Ave S
Bloomington MN 55420-2354

Re: 587 Cook Ave E
File#: 05 180458 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on June 29, 2021.

Please be advised that this report is accurate and correct as of the date July 30, 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 July 30, 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) RT1 zoning district.
2. The property was inspected as a Duplex.

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
3. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
4. 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)

5. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
6. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
7. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
8. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
9. 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)
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. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
13. 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
14. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
15. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
16. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
17. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
18. Repair chimney in an approved manner. SPLC 34.09 (1)
19. Remove shed from rear of property.
20. Replace rear entry stairs to code.
21. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
22. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
23. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
24. 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). MNRC Ch 1309 Sect. 317
25. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
26. 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
27. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
28. 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)

1. 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
2. Replace electrical service and wire to current NEC. Article 110.12 (B), NEC
3. Repair damaged electrical and rewire to current NEC.
4. Properly wire furnaces to current NEC.
5. Install listed boxes for lights and ceiling fans throughout including the exterior lights.
6. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
7. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
8. 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
9. Properly strap and support cables and/or conduits. Chapter 3, NEC
10. 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
11. 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
12. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
13. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
14. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Paul Zellmer

Phone: 651- 266- 9048

1. Basement - Gas Piping - (MMC 103) Replace corroded gas piping/fittings.
2. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
3. Basement - Gas Piping - (MMC 103) Remove all disconnected gas lines and unapproved valves.
4. 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.
5. Basement - Soil and Waste Piping - (MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
6. Basement - Soil and Waste Piping - (MPC 313) Install proper pipe supports.
7. Basement - Soil and Waste Piping - (MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
8. Basement - Water Heater - (MPC 507.5) Correct the pressure and temperature relief valve discharge.

9. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
10. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
11. Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.
12. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
13. Basement - Water Meter - (MPC 609.11 & SPRW Sec. 904.04 (a)) Raise the water meter to a minimum of 12 inches above the floor.
14. Basement - Water Meter - (MPC 609.11) Support the water meter to code.
15. Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
16. Basement - Water Piping - (MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
17. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
18. Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
19. Bathroom - Plumbing - General - (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
20. Bathroom - Plumbing - General - (MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
21. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
22. First Floor - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
23. First Floor - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
24. First Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
25. First Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
26. Second Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
27. 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: Aaron Havlicek

Phone: 651- 266- 9043

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. Remove non-conforming furnaces or install to Code with all proper permits and inspections.
 3. Move return air intake a minimum of ten (10) feet from furnace flue draft diverter or relocate it to another room.
 4. Install approved metal chimney liner.
 5. Replace furnace/boiler flue venting to code.
 6. Vent clothes dryer to code.
 7. Provide adequate combustion air and support duct to code.
 8. Provide support for gas lines to code.
 9. Plug, cap and/or remove all disconnected gas lines.
 10. Install furnace air filter access cover.
 11. Clean all supply and return ducts for warm air heating system.
 12. Repair and/or replace heating registers as necessary.
 13. Provide heat in every habitable room and bathrooms.
 14. Mechanical permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.

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: 587 Cook Ave E
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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