



CITY OF SAINT PAUL

## Code Compliance Report

May 16, 2023

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

NORTHERN VALUE GROUP LLC  
1349 ROBERT ST S UNIT 204  
WEST ST PAUL MN 55118

Re: 829 3rd St E  
File#: 21 330078 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on April 28, 2023.

Please be advised that this report is accurate and correct as of the date May 16, 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 May 16, 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. 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 Robert Humphrey at 651-266-9123.

\*\*Please note that permits cannot be issued online. Permits must be applied for in person, via fax or mail.\*\*

### ZONING

1. This property is in a(n) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Clint Zane

Phone: 651-266-9029

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC

- 34.10 (1)
2. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
  3. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
  4. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
  5. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
  6. 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)
  7. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
  8. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
  9. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
  10. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
  11. 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)
  12. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)
  13. 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)
  14. Re-level structure as much as is practical. SPLC 34.10 (2)
  15. Charred building components shall be scraped or sandblasted completely clean and water-damaged components replaced. A determination of necessary fire damage corrective measures shall be made by this department or by a registered structural engineer as to replacement, repairs, etc. All smoke damaged and charred members shall be cleaned, sealed and deodorized. SPLC 34.09
  16. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
  17. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
  18. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
  19. 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
  20. Provide major clean-up of premises. SPLC 34.34 (4)
  21. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
  22. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
  23. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
  24. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)

25. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
26. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
27. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
28. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
29. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
30. Repair chimney in an approved manner. SPLC 34.09 (1)
31. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
32. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
33. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
34. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
35. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
36. \*\*\*Will need engineering for the truss/roof repairs related to the fire including where firefighters made cuts for ventilation.
37. \*\*\*Deck: Main deck frame may remain. Will need to provide frost footings for all post locations, provide code compliant stairs, guardrails and handrails.
38. \*\*\*Garage to be razed. If not rebuilding a new garage, will need to verify if remaining slab is in good enough condition to use for parking.
39. Foundation wall needs bracing where it is bowing inward. An engineered system will be required.
40. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
41. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
42. Cover water meter pit with concrete or decay resistant, screwed-down cover. Cleanouts to be flush with floor slab.
43. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
44. 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
45. 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: Randy Klossner

Phone: 651-266-9032

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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. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
3. Replace electrical service.
4. Replace damaged electrical due to current NEC.
5. This home has major damage to the electrical wiring from a fire, water, and vandalism. Replace all wiring and devices throughout the home and garage and all new wiring shall meet the current NEC.
6. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Rebecca Perry

Phone: 651-266-9040

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1. Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
2. Tub and Shower -(MPC 701) Install the waste piping to code.
3. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
4. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
5. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
6. Basement -Gas Piping -(MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
7. Basement -Laundry Tub -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
8. Basement -Laundry Tub -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
9. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
10. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
11. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
12. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
13. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
14. Basement -Water Heater -(MMC 701) Provide adequate combustion air for the gas burning appliance.
15. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
16. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
17. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
18. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
19. Basement -Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.

20. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
21. Bathroom -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
22. Bathroom -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
23. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
24. Bathroom -Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
25. Bathroom -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
26. Bathroom -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
27. Bathroom -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
28. Bathroom -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
29. Bathroom -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
30. Bathroom -Tub and Shower -(MPC 417.3) Install a vacuum breaker for the hand held shower.
31. Bathroom -Tub and Shower -(MPC 402.11) Provide access.
32. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
33. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
34. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
35. First Floor -Sink -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
36. 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

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1. Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
2. Install approved automatic gas valve for furnace/boiler.
3. Install approved lever handle manual building shutoff gas valve in an accessible

location ahead of the first branch tee.

4. 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.
5. 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.
6. Install approved metal chimney liner.
7. Replace furnace/boiler flue venting to code.
8. Vent clothes dryer to code.
9. Provide adequate combustion air and support duct to code.
10. Provide support for gas lines to code.
11. Plug, cap and/or remove all disconnected gas lines and unapproved valves.
12. Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
13. All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
14. Repair and/or replace heating registers as necessary.
15. Provide heat in every habitable room and bathrooms.
16. Conduct witnessed pressure test on gas piping system and check for leaks.
17. Mechanical permits are required for the above work.

Notes:

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1. See attachment for permit requirements and appeals procedure.
2. 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.
3. Provide plans and specifications for any portion of the building that is to be rebuilt.
4. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.

Re: 829 3rd St E  
May 16, 2023  
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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 651-266-9029 or leave a voice mail message.

Sincerely,

Clint Zane  
Code Compliance Officer  
Department of Safety and Inspections  
City of Saint Paul  
375 Jackson Street, Suite 300  
Saint Paul MN 55101  
Phone: 651-266-9029  
Email: [Clint.Zane@ci.stpaul.mn.us](mailto:Clint.Zane@ci.stpaul.mn.us)

Attachments