



Code Compliance Report

October 07, 2022

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

Leslee G Mogol
3531 Oakton Dr Apt 2007
Minnetonka MN 55305-4437

Re: 39 Hilltop Lane
File#: 13 241719 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on September 16, 2022.

Please be advised that this report is accurate and correct as of the date October 07, 2022. 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, 2022. 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) R1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
3. 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)
4. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
5. Provide major clean-up of premises. SPLC 34.34 (4)
6. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
7. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
8. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
9. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
10. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
11. 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
12. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
13. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
14. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
15. 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)
16. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
17. 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: Wade Hoffman

Phone: 651 - 266 - 9030

1. Provide a complete circuit directory at service panel indicating location and use of all circuits.
2. Install hard-wired smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC
3. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
4. Verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit.
5. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
6. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
7. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC

8. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
9. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
10. Throughout -Ensure/rewire all electrical associated with NM cables dated after ___2002___ to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
11. Throughout -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
12. Throughout -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
13. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Tom Schweitzer

Phone: 651 - 266 - 9055

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 -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
5. Basement -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
6. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
7. Basement -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
8. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
9. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
10. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
11. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
12. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
13. Basement -Water Piping -(MPC 313) Add the appropriate water pipe hangers.
14. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
15. First Floor -Sink -(MPC 701) Install the waste piping to code.
16. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.

17. First Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
18. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
19. 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: Erin Powell

Phone: 651 -266 -9042

1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
2. 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
3. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
4. Provide support for gas lines to code.
5. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
6. Clean all supply and return ducts for warm air heating system.
7. Repair and/or replace heating registers as necessary.
8. Provide heat in every habitable room and bathrooms.
9. Submit Documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings.
10. Run condensate drain from A/C unit coil in basement to an approved location and secure as needed.
11. Mechanical permits are required for the above work.
12. 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.

Notes:

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.

Re: 39 Hilltop Lane
October 07, 2022
Page 5

4. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.

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

Attachments