



CITY OF SAINT PAUL

Code Compliance Report

December 26, 2019

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

ROSALEE DAVIS
303 SAVAGE LANE
LITTLE CANADA MN 55117

Re: 342 Thomas Ave
File#: 19 076922 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on November 08, 2019.

Please be advised that this report is accurate and correct as of the date December 26, 2019. 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 December 26, 2019. 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. 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. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
3. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
4. 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)
5. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 6. 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
 7. Provide major clean-up of premises. SPLC 34.34 (4)
 8. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
 9. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 10. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
 11. Provide general rehabilitation of garage. SPLC 34.32 (3)
 12. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
 13. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
 14. Insure front porch windows have safety glass to code.
 15. Install threshold under front door.
 16. Remove west section of garage with flat roof or rebuild to code with permits , plans and zoning approval.
 17. Reside garage.
 18. Remove trees at east side of garage and install gutter and downspout on east side.
 19. Replace front steps, rise and run are not uniform. Need to meet code requirements.
 20. 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
 21. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
 22. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
 23. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
 24. 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)
 25. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
 26. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
 27. 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

1. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace

- improperly sized overcurrent devices. Article 240.4, NEC
2. 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
 3. Properly strap and support cables and/or conduits. Chapter 3, NEC
 4. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
 5. 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
 6. 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
 7. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
 8. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
 9. Garage -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
 10. 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 -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
3. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
4. Basement -Laundry Tub -(MPC .0100 P & Q & 419.2) Install the water piping to code.
5. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
6. 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.
7. Basement -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
8. Basement -Toilet Facilities -(MPC 701) Install the waste piping to code.
9. Basement -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
10. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
11. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
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 Meter -(MPC 609.11) Support the water meter to code.
15. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
16. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
17. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
18. Exterior -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
19. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
20. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
21. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
22. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
23. First Floor -Sink -(MPC 701) Install the waste piping to code.
24. First Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
25. First Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
26. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
27. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
28. Second Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
29. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
30. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
31. Second Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
32. Second Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
33. 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. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
3. Provide heat in every habitable room and bathrooms.
4. Mechanical permits are required for the above work.

Notes:

1. Provide plans and specifications for any portion of the building that is to be rebuilt.
2. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
3. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
4. 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.)

If you have any questions regarding this inspection report, please contact Nathan Bruhn between 7:30 - 9:00 AM at 651-266-9046 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