



CITY OF SAINT PAUL

Code Compliance Report

January 05, 2023

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

MARCINE MCLELLAN/NORTHERN VALUE GROUP
1349 ROBERT ST S UNIT 204
WEST ST PAUL MN 55118

Re: 1501 Clarence St
File#: 20 031008 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on November 04, 2022.

Please be advised that this report is accurate and correct as of the date January 05, 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 January 05, 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. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
2. Provide major clean-up of premises. SPLC 34.34 (4)
3. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
**Basement shower stall is broken
4. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
5. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
6. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
7. Remove non-compliant storage area below deck
8. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
9. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
**Including garage overhead door
10. 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) **Bedroom door to deck seems to be fastened shut
11. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
12. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
13. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
14. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
15. 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
16. 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: Gary Koehnen

Phone: 651-266-9039

1. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. Properly wire furnace to current NEC.
3. 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
4. Properly strap and support cables and/or conduits. Chapter 3, NEC. Including exterior etc.
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 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

8. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
9. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
10. Replace electrical service and panelboard. Including mast and meter enclosure. Article 110.12 (B), NEC
11. 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 -(MFGC 614.1-614.7) Vent clothes dryer to code.
2. Basement -Gas Piping -(MFGC 411) Replace improper piping or fittings.
3. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
4. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
5. 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.
6. Basement -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
7. Basement -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
8. Basement -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
9. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
10. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
11. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
12. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
13. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
14. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
15. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
16. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
17. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
18. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.

19. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
20. First Floor -Tub and Shower -(MPC 417.3) Install a vacuum breaker for the hand held shower.
21. 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. 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. 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.
4. Replace furnace/boiler flue venting to code.
5. Vent clothes dryer to code.
6. Provide adequate combustion air and support duct to code.
7. Provide support for gas lines to code.
8. Plug, cap and/or remove all disconnected gas lines and unapproved valves.
9. 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.
10. 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.
11. Repair and/or replace heating registers as necessary.
12. Provide heat in every habitable room and bathrooms.
13. Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.
14. Mechanical permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.

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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. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
4. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

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,

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