



CITY OF SAINT PAUL

Code Compliance Report

November 22, 2023

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

See Yang
2591 13th Ave E Apt C
North Saint Paul MN 55109-2448

Re: 1031 Sims Ave
File#: 21 269552 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on October 18, 2023.

Please be advised that this report is accurate and correct as of the date November 22, 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 November 22, 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 Duplex.

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. 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. 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)
 11. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
 12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
 13. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 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. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
 17. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 18. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
 19. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
 20. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
 21. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
 22. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
 23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
 24. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
 25. ***Repair./ Replace retaining wall along sidewalk
 26. ***Repair / Replace egress window lid in an approved manner
 27. ***Repair fence as necessary

28. R***eplace rear steps
29. ***Bring wood burning fireplace up to code or decommission
30. ***Remove rear awning over deck or bring up to code.
31. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
32. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
33. 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
34. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
35. 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
36. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
37. 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. NEC 210, 240, and Chapter 3 2020 - Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
2. NEC Chapter 3 2020 - Properly strap and support cables and/or conduits to the appropriate wiring method in Chapter 3 of the current NEC. Including the exterior.
3. NEC 400.8 2020 - Remove all cord wiring used as a substitute for fixed wiring.
4. NEC 406.4(D) & 410 2020 - Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
5. NEC 406.4(D) 2020 - 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
6. NEC 314.20 2020 - Install box extensions on devices mounted in wood paneling.
7. SPLC 34.14(2)(a) 2020 - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
8. SPLC 34.14(2) 2020 - Repair /replace damaged electrical to current NEC.
9. Install listed closet lights and install to NEC standards.
10. NEC 110.26 Provide working clearance for the panel in the kitchen on the first floor.
11. Several devices throughout the entire home have been replaced. All new or replaced receptacles shall be tamper resistant and AFCI/GFCI protected as required per the NEC.

12. NEC 422 and Chapter 3 2020 - Properly wire microwave/hood fan above range to current NEC.
13. The main floor kitchen has been remodeled without electrical permits. Wire the kitchen to current NEC standards.
14. No access to the garage at time of inspection. Insure garage is wired to NEC standards.
15. NEC 422 Part II and Part III, and Chapter 3 2020 - Properly wire dishwasher to current NEC.
16. NEC 250.68(B)(C) 2020 - 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
17. NEC 110.3(B) 2020 - Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
18. NEC 240.4 2020 - Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
19. NEC 110.12(A) 2020 - 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
20. 1st Floor -NEC 230, 250, and SPLC 33.01 2020 - Illegally upgraded service panel. Wire and ground to current NEC.
21. 1st Floor -NEC 408.4 2020 - Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
22. 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 -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 -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
6. Basement -Lavatory -(MPC 701) Install the waste piping to code.
7. Basement -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
8. Basement -Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
9. 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.
10. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
11. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
12. Basement -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to

code.

13. Basement -Toilet Facilities -(MPC 701) Install the waste piping to code.
14. Basement -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
15. Basement -Tub and Shower -(MPC 701) Install the waste piping to code.
16. Basement -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
17. Basement -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
18. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
19. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
20. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
21. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
22. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
23. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
24. Basement -Water Piping -(MPC 604) Replace all the improper fittings and fittings that have improper usage.
25. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
26. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
27. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
28. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
29. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
30. First Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
31. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
32. First Floor -Sink -(MPC 701) Install the waste piping to code.
33. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
34. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
35. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
36. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
37. Second Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
38. Second Floor -Sink -(MPC 701) Install the waste piping to code.
39. Second Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.

40. Second Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
41. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
42. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
43. Second Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
44. 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. Per MFGC 2020 409.1.4 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee. The main shutoff valve shall be installed in the first available location inside the building 5 feet or less above floor.
2. SPLC 34.11 (6) - Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace/boiler heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
3. Per MFGC 2020 503.1 - Replace furnace/boiler flue venting to code.
4. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.
5. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.
6. Per MFGC 2020 407.2 - Provide support for gas lines to code.
7. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
8. Per MMC 2020 1346.0103 -Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
9. Per MMC 2020 1346.0104 - Repair and/or replace heating registers as necessary.
10. SPLC 34.11 Provide heat in every habitable room.
11. Per MMC 2020 1208.1 - Conduct witnessed pressure test on hot water heating system and check for leaks.
12. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.
13. Per MMC 2020 601.5 - Provide a means of returning air from every habitable room to the furnace. Return air shall not be taken from closets, bathrooms,

toilet rooms, kitchen, or mechanical rooms.

14. Abate or remove friable asbestos. Provide documentation that the work was completed by a state licensed asbestos abatement contractor. Duct seal material throughout basement.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Provide plans and specifications for any portion of the building that is to be rebuilt.
3. 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 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

Attachments