



CITY OF SAINT PAUL

Code Compliance Report

November 22, 2023

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

Colleen Pollock
1067 JESSIE ST
ST PAUL MN 55130

Re: 1058 Jessie St
File#: 20 096255 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on October 24, 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) R4 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. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
 3. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
 4. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
 5. 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)
 6. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
 7. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
 8. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
 9. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
 10. 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)
 11. 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
 12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
 13. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
 14. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 15. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
 16. 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
 17. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
 18. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
 19. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
 20. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 21. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
 22. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
 23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
 24. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
 25. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
 26. Install address numbers visible from street and on the alley side of garage.

SPLC 70.01

27. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
28. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
29. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
30. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
31. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
32. 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
33. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
34. 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
35. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
36. 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 408.4 - Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
2. NEC 240.4- Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
3. NEC 406.4(D) & 410 - Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
4. NEC 406.4(D) - 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
5. SPLC 34.14(2) - Replace damaged electrical to current NEC standards.
6. Fire damaged home. Rewire all to current NEC standards.
7. 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 B) Provide the proper potable water

- protection for the faucet spout.
3. 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.
 4. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
 5. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
 6. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
 7. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
 8. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
 9. Bathroom -Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
 10. Bathroom -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
 11. First Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
 12. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
 13. First Floor -Sink -(MPC 701) Install the waste piping to code.
 14. First Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
 15. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
 16. Second Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
 17. Second Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
 18. Second Floor -Sink -(MPC 701) Install the waste piping to code.
 19. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
 20. Second Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
 21. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
 22. 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.

1. 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.
2. Per MFGC 2020 501.12 - Install approved metal chimney liner.
3. Per MFGC 2020 503.1 - Replace furnace/boiler flue venting to code.
4. Per MFGC 2020 501.12 - Connect furnace/boiler and water heater venting into chimney liner.
5. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.
6. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.
7. Per MFGC 2020 407.2 - Provide support for gas lines to code.
8. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
9. 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.
10. Per MMC 2020 1346.0104 - Repair and/or replace heating registers as necessary.
11. SPLC 34.11 Provide heat in every habitable room.
12. Per MMC 2020 406 - Conduct witnessed pressure test on gas piping system and check for leaks.
13. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.
14. 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.
15. Per MRC 2020 R303.3 - 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.

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.

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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

Attachments