



CITY OF SAINT PAUL

Code Compliance Report

March 15, 2023

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

Somdy Kong
647 Thomas Ave
St Paul MN 55104-2744

Re: 686 Edmund Ave
File#: 20 080576 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on February 15, 2023.

Please be advised that this report is accurate and correct as of the date March 15, 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 March 15, 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 Single Family Dwelling.

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 damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
3. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
4. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
5. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
6. 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)
7. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
8. 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
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. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
12. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)
13. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
14. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
15. Fix kitchen flooring so it does not roll up onto cabinets. Toe kick on cabinets must be present and in good condition. If there is a heat register in the cabinet toe kick, it must not be covered.
16. Level floor under laundry sink so it sits level
17. Either remove or rebuild lean-to structure on side of house in a code compliant manner
18. Remove garage or rebuild entire fire damaged garage. I was not able to access garage. Approval required for moving forward with anything regarding this garage.
19. Repair fence as necessary
20. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
21. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
22. 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
23. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
24. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)

25. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
26. 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)
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. Properly wire dishwasher/disposal to current NEC.
2. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
3. Install listed boxes for all lighting fixtures including the exterior lights.
4. No access to the garage at time of inspection, insure garage is wired to NEC standards.
5. Insure all closet lights are listed for use in clothes closets.
6. 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
7. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
8. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
9. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
10. 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
11. 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. 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. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
14. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Rebecca Perry

Phone: 651-266-9040

1. Basement -Gas Piping -(MMC 103) Remove all disconnected gas lines and unapproved valves.
2. Basement -Gas Piping -(MFGC 411) Replace improper piping or fittings.
3. Basement -Laundry Tub -(MPC 701) Install the waste and vent piping to code.

4. Basement -Laundry Tub -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
5. Basement -Lavatory -(MPC 701) Install the waste and vent piping to code.
6. Basement -Lavatory -(MPC 301.1) Repair/replace the faucet and fixture that is missing, broken or has parts missing.
7. Basement -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
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 .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
10. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
11. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
12. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
13. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
14. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
15. Basement -Water Heater -(MMC 701) Provide adequate combustion air for the gas burning appliance.
16. Basement -Water Heater -(MPC .0100 V) Install an approved automatic gas control valve.
17. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
18. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
19. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
20. Basement -Water Piping -(MPC 604) Replace all improper water piping and piping with improper usage.
21. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
22. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
23. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
24. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
25. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
26. First Floor -Tub and Shower -(MPC 402.11) Provide access.

27. 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: Laurent Wickland

Phone: 651-266-9031

1. Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leaks. Provide documentation from a licensed contractor that the heating unit is safe to operate.
2. Install approved metal chimney liner.
3. Replace furnace/boiler flue venting to code.
4. Connect furnace/boiler and water heater venting into chimney liner.
5. Vent kitchen hood to code.
6. Vent clothes dryer to code. One in basement and one on 2nd floor.
7. Provide adequate combustion air and support duct to code.
8. Plug, cap and/or remove all disconnected gas lines.
9. Install furnace air filter access cover.
10. Clean all supply and return ducts and furnace for warm air heating system. Provide documentation from a licensed duct-cleaning contractor that the duct system and furnace has been cleaned.
11. Repair and/or replace heating registers as necessary.
12. Provide heat in every habitable room and bathrooms.
13. 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.
14. Provide a window in the bathroom 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 the outdoors. A mechanical ventilation permit is required if an exhaust system is installed.
15. Mechanical permits are required for the above work.

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. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

Re: 686 Edmund Ave
March 15, 2023
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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