



CITY OF SAINT PAUL

Code Compliance Report

May 10, 2023

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

1672 TAYLOR AVE LLC
1300 LARK INDUSTRIAL BLVD
BURNSVILLE MN 55337

Re: 1672 Taylor Ave
File#: 22 090145 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on November 17, 2022.

Please be advised that this report is accurate and correct as of the date May 10, 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 May 10, 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.

This property was inspected as a Duplex which is not permitted in this zoning district; this property may be a non-conforming use and will require zoning approval before a sale can be approved, any permits may be issued or any work on the property is started.

Re: 1672 Taylor Ave
May 10, 2023
Page 2

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. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. 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
14. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
15. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
16. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
***Two trees near front left elevation of home
17. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
18. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
19. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
20. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
21. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
22. 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

23. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
24. 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
25. 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: Dave Blank

Phone: 651-266-9035

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. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
3. 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
4. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
5. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
6. 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
7. Properly strap and support cables and/or conduits. Chapter 3, NEC
8. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
9. 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
10. 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
11. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Jim Kaufer

Phone: 651-266-9054

1. Basement -Access to basement limited. Verify that all waste, vent, water pipe, and plumbing fixtures meet the Minnesota Plumbing Code.
2. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
3. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.

4. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
5. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
6. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
7. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
8. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
9. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
10. First Floor -Sink -(MPC 701) Install the waste piping to code.
11. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
12. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
13. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
14. Second Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
15. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
16. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
17. Second Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
18. Second Floor -Sink -(MPC 701) Install the waste piping to code.
19. Second Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
20. Second Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
21. Second Floor -Sink -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
22. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
23. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
24. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
25. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
26. Second Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.

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. Install approved level handle manual gas shutoff valve on all gas appliances and remove unapproved valves.
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
3. 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.
4. Provide thirty (30) inches of clearance in front of furnace/boiler for service.
5. Install approved metal chimney liner.
6. Replace furnace/boiler flue venting to code.
7. Connect furnace into a flue liner.
8. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
9. Vent clothes dryer to code.
10. Provide adequate combustion air and support duct to code.
11. Provide support for gas lines to code.
12. Plug, cap and/or remove all disconnected gas lines.
13. Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which be openable or provide exhaust system vented to the outdoors. A mechanical ventilation permit is required if an exhaust system is installed.
14. 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 have been cleaned.
15. Repair and/or replace heating registers as necessary.
16. Provide heat in every habitable room and bathrooms. Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, toilet rooms, bathrooms, kitchen or mechanical rooms.
17. Conduct witnessed pressure test on the gas piping system and check for leaks.
18. Abate or remove friable asbestos. Provide documentation that the work was completed by a state licensed asbestos abatement contractor.
19. Separate heating system is required for each dwelling unit. The main level furnace can not be used for heating both the 1st and 2nd floor units of duplex.

Re: 1672 Taylor Ave
May 10, 2023
Page 6

20. 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.
4. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.

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