



## Code Compliance Report

April 25, 2022

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

Alisher Musinov  
5008 W 109th St  
Bloomington MN 55437-3008

Re: 59 King St E  
File#: 21 319297 VB2

Dear Property Owner:

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

Please be advised that this report is accurate and correct as of the date April 25, 2022. 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 April 25, 2022. 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 Reid Soley at 651-266-9120.

### ZONING

1. This property is in a(n) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

**BUILDING Inspector: Nathan Bruhn**

**Phone: 651-266-9033**

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. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)

5. 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)
6. 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)
7. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
8. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
9. 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
10. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
11. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
14. Replace garage roof covering and vents to code. SPLC 34.09 (1)
15. Provide general rehabilitation of garage. SPLC 34.32 (3)
16. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
17. Windows installed without a permit. Ensure all windows are installed to code.
18. Repair front entry porch.
19. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
20. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
21. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
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. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
24. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
25. 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)
26. 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: Joe Sobanski**

**Phone: 651- 266- 9034**

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1. 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

2. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
3. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
4. 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
5. Throughout - Ensure/rewire all electrical associated with NM cables dated after 2014 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
6. Throughout - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
7. Throughout - MN Rule 3801.3770 - All wiring must be inspected before it is concealed, the person responsible for concealing the wiring is responsible for all costs associated with removal and replacement of the covering material. All equipment grounding conductors and other conductors in boxes must be spliced and pigtailed before scheduling a rough-in inspection.
8. Throughout - 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
9. Throughout - 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. Throughout - 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. Throughout - Install box extensions on devices Article 314.20, NEC
12. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

**PLUMBING Inspector: Troy McManus**

**Phone: 651- 266- 9053**

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1. Basement - Laundry Tub - (MPC .0100 & 901) Install a proper fixture vent to code.
2. Basement - Laundry Tub - (MPC 701) Install the waste piping to code.
3. Basement - Soil and Waste Piping - (MPC 709.1) Install a front sewer clean out.
4. Basement - Soil and Waste Piping - (MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
5. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
6. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
7. Basement - Water Heater - (MPC .0100 Q)The water heater must be fired and in service.
8. Basement - Water Meter - (MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water

meter to a minimum of 12 inches above the floor.

9. Basement - Water Meter - (MPC 609.11) Support the water meter to code.
10. Basement - Water Meter - (MPC 606.2) The service valves must be functional and installed to code.
11. Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
12. Basement - Water Piping - (MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
13. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
14. Exterior - Lawn Hydrants - (MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
15. First Floor - Gas Piping - (MMC 103) Replace corroded gas piping/fittings.
16. First Floor - Gas Piping - (MFGC 411) Replace improper piping or fittings.
17. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
18. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
19. First Floor - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
20. First Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
21. First Floor - Lavatory - (MPC 701) Install the waste piping to code.
22. First Floor - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
23. First Floor - Lavatory - (MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
24. First Floor - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
25. First Floor - Sink - (MPC 701) Install the waste piping to code.
26. First Floor - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
27. First Floor - Sink - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
28. First Floor - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
29. First Floor - Toilet Facilities - (MPC 701) Install the waste piping to code.
30. First Floor - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
31. First Floor - Toilet Facilities - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
32. First Floor - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
33. First Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
34. First Floor - Tub and Shower - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
35. First Floor - Tub and Shower - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.

36. 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: Pat McCullough**

**Phone: 651- 266- 9015**

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1. Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve
2. Connect furnace/boiler and water heater venting into chimney liner
3. Vent clothes dryer to code
4. Provide support for gas lines to code
5. Plug, cap and/or remove all disconnected gas lines
6. Repair and/or replace heating registers as necessary
7. Provide heat in every habitable room and bathrooms
8. Mechanical permits are required for the above work.  
Air test required for new CSST kitchen range piping.  
Furnace copper gas line can not contact ductwork.  
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.  
Provide a means of draining furnace condensate per code.

**Notes:**

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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).**

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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 Nathan Bruhn between 7:30 - 9:00 AM at 651-266-9033 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](mailto:nathan.bruhn@ci.stpaul.mn.us)

Attachments