



## Code Compliance Report

January 22, 2021

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

PLAZA I INC  
9617 OAK RIDGE TRAIL  
MINNETONKA MN 55305-4642

Re: 706 Conway St  
File#: 12 213988 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on December 08, 2020.

Please be advised that this report is accurate and correct as of the date January 22, 2021. 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 January 22, 2021. 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. The property was inspected as a Duplex.

**BUILDING Inspector: Nathan Bruhn**

**Phone: 651-266-9033**

1. Weather seal basement bulk head using approved materials. SPLC 34.09 (1b)
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. Provide major clean- up of premises. SPLC 34.34 (4)
  10. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
  11. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
  12. 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
  13. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
  14. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
  15. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
  16. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
  17. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
  18. Properly repair stucco.
  19. Repair or replace basement stairs.
  20. Repair or rebuild rear exterior stairs and landing.
  21. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
  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. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
  25. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
  26. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
  27. 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)
  28. 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**

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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. 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
5. 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. All rough ins have been completed and approved. Finals will be completed under a new permit using the 2020 NEC.
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**

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1. Basement - Soil and Waste Piping - (MPC 709.1) Install a front sewer clean out.
2. Basement - Soil and Waste Piping - (MPC 313) Install proper pipe supports.
3. Basement - Soil and Waste Piping - (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
4. Basement - Soil and Waste Piping - (MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
5. Basement - Soil and Waste Piping - (MPC .0100 M & 418.2) Replace the floor drain cover or clean out plug.
6. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
7. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
8. Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.
9. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
10. Basement - Water Meter - (MPC 609.11) Support the water meter to code.
11. Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
12. Basement - Water Meter - (MPC 606.2) The service valves must be functional and installed to code.
13. Basement - Water Piping - (MPC .0100 P & Q) Provide water piping to all fixtures

and appliances.

14. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
15. Bathroom - Plumbing - General - (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
16. Bathroom - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
17. First Floor - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
18. First Floor - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
19. First Floor - Tub and Shower - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
20. Second Floor - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
21. Second Floor - Plumbing - General - (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
22. Second Floor - Sink - (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 fixture that is missing, broken or has parts missing.
24. Second Floor - Tub and Shower - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
25. 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**

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1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
2. Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
3. Replace furnace/boiler flue venting to code.
4. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
5. Provide adequate combustion air and support duct to code.
6. Provide support for gas lines to code.
7. Plug, cap and/or remove all disconnected gas lines, non- conforming gas lines

and unapproved valves.

8. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.
9. 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. Repair and/or replace heating registers as necessary.
11. Provide heat in every habitable room and bathrooms.
12. Mechanical permits are required for the above work.

**Notes:**

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1. See attachment for permit requirements and appeals procedure.
2. This property is in a designated Heritage Preservation District and all exterior work is subject to HPC guidelines and review before permits are issued. See attached explanation of design review process.
3. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

**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.)

Re: 706 Conway St  
January 22, 2021  
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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