



CITY OF SAINT PAUL

## Code Compliance Report

January 09, 2024

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

Bsd 2 Llc  
Po Box 127  
Levittown NY 11756-0127

Re: 188 Acker St E  
File#: 21 294703 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on November 14, 2023.

Please be advised that this report is accurate and correct as of the date January 09, 2024. 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 09, 2024. 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) H1 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. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
3. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
4. 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)
5. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
6. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
7. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
8. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
9. 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)
10. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
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. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
14. 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
15. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
16. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
17. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
18. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
19. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
20. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
21. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
22. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
24. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
25. \*\*\*Replace front entry steps
26. \*\*\*Replace non-compliant roofing on low pitched roofs
27. \*\*\*Verify frost footings on addition
28. \*\*\*Deck footings are pier style, verify framing and attachment/non-attachment
29. \*\*\*Replace guard rails and hand rails on rear deck, front steps/landing will

need them as well

30. \*\*\*Remove foam panel in basement and repair in approved manner
31. \*\*\*Wet joists in basement. Verify source of water and eliminate it.
32. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
33. Cover water meter pit with concrete or decay resistant, screwed-down cover. Cleanouts to be flush with floor slab.
34. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
35. 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
36. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
37. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
38. 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. NEC 240.4 2020 - Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
2. NEC 110.12(A) 2020 - 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
3. NEC 406.4(D) & 410 2020 - 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) 2020 - 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. NEC 110.3(B), 314.20 2020 - Properly support/wire exterior luminaire (light fixture) at entry door(s).
6. SPLC 34.14(2)(a) 2020 - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
7. NEC 110.12(B) 2020 - Replace electrical service due to excessive corrosion.
8. Exterior light switch requires a cover that is listed for a wet location.
9. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Rebecca Perry

Phone: 651-266-9040

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1. Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
2. 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.
3. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
  4. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
  5. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
  6. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
  7. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
  8. Basement -Water Piping -(MPC 604) Replace all the improper fittings and fittings that have improper usage.
  9. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
  10. Basement -Water Piping -(MPC 313) Add the appropriate water pipe hangers.
  11. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
  12. First Floor -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
  13. First Floor -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
  14. First Floor -Sink -(MPC 701) Install the waste piping to code.
  15. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
  16. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
  17. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
  18. First Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
  19. First Floor -Tub and Shower -(MPC 402.11) Provide access.
  20. First Floor -Tub and Shower -(MPC 409.2) Provide an approved waste stopper
  21. 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

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1. SPLC 34.11 (6) - Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace/boiler heat exchanger for leaks. Provide documentation from a licensed contractor that the heating unit is safe to operate.

2. Per MFGC 2020 501.12 - Install approved metal chimney liner or Inspect existing flue liner and certify condition. Remove unlisted screen at top of liner.
3. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.
4. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code. Can not terminate the combustion air hood underneath the porch.
5. Per MFGC 2020 407.2 - Provide support for gas lines to code. Missing hangers.
6. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
7. Per MMC 2020 605 -Install user friendly cover to seal filter access.
8. Per MMC 2020 1346.0103 -Provide all supply, return ducts, and furnace 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 and the furnace has been cleaned.
9. Per MMC 2020 1346.0104 - Repair and/or replace heating registers as necessary.
10. SPLC 34.11 Provide heat in every habitable room.
11. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.
12. 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.
13. 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. Clean fan and vent. Check for proper operation.

Notes:

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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.

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 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](mailto:Clint.Zane@ci.stpaul.mn.us)

Attachments