



CITY OF SAINT PAUL

Code Compliance Report

June 21, 2021

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

Ernest B Trower
2075 Scudder St
St Paul MN 55108-1822

Re: 2062 Como Ave
File#: 02 222530 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on May 20, 2021.

Please be advised that this report is accurate and correct as of the date June 21, 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 June 21, 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) RT2 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. 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. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
8. 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)
9. 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)
10. Re-level structure as much as is practical. SPLC 34.10 (2)
11. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
12. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)
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. Provide major clean-up of premises. SPLC 34.34 (4)
16. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
17. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
18. Replace or repair landing and stairway per code. SPLC 34.09 (2)
19. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
20. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
21. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
22. Provide general rehabilitation of garage. SPLC 34.32 (3)
23. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
24. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
25. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
26. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
27. Insure proper insulation of west side entry floor.
28. Cut back foliage at sidewalk to allow clear passage.
29. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
30. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
31. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
32. 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

33. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
34. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
35. 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. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
2. 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. Properly strap and support cables and/or conduits. Chapter 3, NEC
4. 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
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. 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
7. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
8. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Paul Zellmer

Phone: 651-266-9048

1. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
2. Basement -Gas Piping -(MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
3. Basement -Gas Piping -(MMC 103) Replace corroded gas piping/fittings.
4. Basement -Gas Piping -(MFGC 411) Replace improper piping or fittings.
5. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
6. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
7. Basement -Laundry Tub -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
8. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
9. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.

10. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
11. Basement -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
12. Basement -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
13. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
14. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
15. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
16. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
17. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
18. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
19. First Floor -Sink -(MPC 701) Install the waste piping to code.
20. Kitchen -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
21. Second Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
22. Second Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
23. Second Floor -Tub and Shower -(MPC 409.2) Provide an approved waste stopper
24. Second Floor -Tub and Shower -(MPC 417.1) Provide a code compliant faucet with the proper air gap.
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: Erik Witt

Phone: 651-266-9045

1. Install approved automatic gas valve for furnace/boiler.
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. Connect furnace/boiler and water heater venting into chimney liner.
4. Vent clothes dryer to code.
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.
8. Clean all supply and return ducts for warm air heating system.
9. Provide heat in every habitable room and bathrooms.
10. Mechanical permits are required for the above work.
11. Abate or remove friable asbestos. Provide documentation that the work was completed by a state licensed abatement contractor.

Notes:

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

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: 2062 Como Ave
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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

Attachments