



CITY OF SAINT PAUL

Code Compliance Report

December 31, 2019

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

RAMSEY COUNTY - TAX FORFEIT PROPERTIES
90 W Plato Blvd
ST PAUL MN 55107

Re: 603 Edmund Ave
File#: 19 096620 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on .

Please be advised that this report is accurate and correct as of the date . 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 . 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) R4 zoning district.
2. The 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.

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

1. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
2. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)

3. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
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. Provide major clean-up of premises. SPLC 34.34 (4)
11. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
13. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
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. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
17. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
18. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
19. Repair chimney in an approved manner. SPLC 34.09 (1)
20. Provide general rehabilitation of garage. SPLC 34.32 (3)
21. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
22. Properly secure exterior stairs at rear of building.
23. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
24. Ensure rear addition is bearing on frost protected footings.
25. 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
26. 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
27. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
28. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)

29. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
30. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
31. 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 (2nd floor).
2. Properly wire furnace to current NEC (basement) (improper installation of non-metallic sheathed cable).
3. Properly support receptacle outlet boxes at the laundry area (2017 NEC 314.23).
4. Install a conduit coupling for the EMT conduit installed in the front basement stairwell (2017 NEC 358.42).
5. Install an electrical service grounding electrode 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 (2nd floor panelboard).
6. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
7. 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 (basement junction boxes).
8. Properly strap and support cables and/or conduits. Chapter 3, NEC (exterior service conduits).
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 (1st and 2nd floors) (unable to access all device locations).
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 (1st and 2nd floors) (unable to access all device locations).
11. Install hard-wired, battery backup, Carbon Monoxide 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
12. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC (No access to garage).
13. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

1. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
2. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
3. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
4. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
5. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
6. 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.
7. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
8. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
9. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
10. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
11. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
12. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
13. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
14. Basement -Water Meter -(SPRWS Sec. 94.04 & 94.16(g)) The water meter must be removed from the pit.
15. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
16. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
17. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
18. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
19. Bathroom -Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
20. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
21. Exterior -Rain Leader -(MPC .0100 L & M & 708.1) The rain leaders must be properly plugged or capped to code.
22. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
23. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
24. First Floor -Lavatory -(MPC 701) Install the waste piping to code.

25. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
26. First Floor -Sink -(MPC 701) Install the waste piping to code.
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 402.6) Install a proper flanged fixture connection on a firm base.
29. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
30. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
31. Second Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
32. Second Floor -Sink -(MPC 701) Install the waste piping to code.
33. Second Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
34. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
35. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
36. Second Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
37. Second Floor -Tub and Shower -(MPC 417.1) Provide a code compliant faucet with the proper air gap.
38. 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

1. 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
2. Replace furnace/boiler flue venting to code
3. Clean all supply and return ducts for warm air heating system

Notes:

1. See attachment for permit requirements and appeals procedure.
2. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
3. Interior of garage not available for inspection. Repair per applicable codes.

Re: 603 Edmund Ave
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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 Nathan Bruhn between 7:30 - 9:00 AM at 651-266-9046 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