



CITY OF SAINT PAUL

## Code Compliance Report

March 19, 2020

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

Rodney Theng  
2534 Montana Ave E  
Maplewood MN 55119-3151

Re: 2022 Stillwater Ave  
File#: 08 182842 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on January 09, 2020.

Please be advised that this report is accurate and correct as of the date March 19, 2020. 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 March 19, 2020. 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. 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. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)

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. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
7. 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
8. Provide major clean-up of premises. SPLC 34.34 (4)
9. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
10. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
11. Replace or repair landing and stairway per code. SPLC 34.09 (2)
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. Repair chimney in an approved manner. SPLC 34.09 (1)
14. Provide general rehabilitation of garage. SPLC 34.32 (3)
15. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
16. Replace kitchen cabinets.
17. Replace garage door to code.
18. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
19. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
20. 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
21. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
22. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
23. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
24. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
25. 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: Gary Koehnen

Phone: 651-266-9039

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1. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
3. Replace electrical service panel, mast and meter socket. Article 110.12 (B), NEC
4. Repair damaged electrical due to vandalism to current NEC.
5. 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

6. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
7. Properly strap and support cables and/or conduits. Chapter 3, NEC. Including exterior of house and garage.
8. 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
9. 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
10. 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
11. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
12. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Including garage (no access at time of inspection).
13. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Steve Fernlund

Phone: 651-266-9052

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1. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
2. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
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 -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
6. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
7. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
8. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
9. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
10. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
11. Basement -Water Heater -(MPC 501)Install the water piping for the water

heater to code.

12. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
13. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
14. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
15. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
16. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
17. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
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. First Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
21. First Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
22. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
23. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
24. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
25. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
26. 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. 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. Provide thirty (30) inches of clearance in front of furnace/boiler for service.
3. Install approved metal chimney liner.
4. Replace furnace/boiler flue venting to code.
5. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
6. Provide adequate combustion air and support duct to code.
7. Provide support for gas lines to code.

8. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
9. 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.
10. 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.
11. Repair and/or replace heating registers as necessary.
12. Provide heat in every habitable room and bathrooms.
13. 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.
14. Mechanical permits are required for the above work.

Notes:

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1. See attachment for permit requirements and appeals procedure.
2. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
3. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
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.)

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If you have any questions regarding this inspection report, please contact Jim Seeger 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](mailto:nathan.bruhn@ci.stpaul.mn.us)

Attachments