



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

Code Compliance Report

August 17, 2021

925 Magnolia Avenue E Llc
5544 Harriet Ave
Minneapolis MN 55419-1830

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

Re: 925 Magnolia Ave E
File#: 10 514366 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on July 30, 2021.

Please be advised that this report is accurate and correct as of the date August 17, 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 August 17, 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:

ZONING

1. This property is in a(n) RT1 zoning district.
2. This property was inspected as a Duplex.

BUILDING Inspector: Nathan Bruhn Phone: 651-266-9033

- 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
- Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
- 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
- Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)

- Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
- Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
- 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)
- Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
- Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
- Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
- Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (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)
- 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)
- Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
- Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
- Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
- 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
- Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, one-half of which shall operate. SPLC 34.14 (1)
- Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
- Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
- Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
- Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
- Install downspouts and a complete gutter system. SPLC 34.33 (1d)
- See attachment for permit requirements and appeals procedure.
- Provide plans and specifications for any portion of the building that is to be rebuilt.
- The property was inspected as a Duplex.
- A building permit is required to correct the above deficiencies.

ELECTRICAL Inspector: Randy Klossner Phone: 651-266-9032

- Ensure/rewire all electrical associated with NM cables dated after 2014 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
- 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
- Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC

- Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
- 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
- Properly strap and support cables and/or conduits. Chapter 3, NEC
- 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
- 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
- Provide working clearance in front of electrical panels.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

- Basement - Plumbing - General - (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
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- 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.
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- Basement - Soil and Waste Piping - (MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
- Basement - Soil and Waste Piping - (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
- Basement - Soil and Waste Piping - (MPC 709.1) Install a front sewer clean out.
- Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
- Basement - Water Heater - (MPC .0100 Q)The water heater must be fired and in service.
- Basement - Water Heater - (MPC 501)Install the water piping for the water heater to code.
- Basement - Water Meter - (MPC 606.2) The service valves must be functional and installed to code.
- Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
- Basement - Water Meter - (MPC 609.11) Support the water meter to code.
- Basement - Water Piping - (MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
- Basement - Water Piping - (MPC 610) Replace all the improperly sized water piping.
- Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.

- Bathroom - Plumbing - General - (MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
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- Bathroom - Plumbing - General - (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
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- First Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
- First Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
- First Floor - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
- First Floor - Lavatory - (MPC 701) Install the waste piping to code.
- First Floor - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
- First Floor - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
- First Floor - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
- First Floor - Sink - (MPC 701) Install the waste piping to code.
- First Floor - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
- First Floor - Toilet Facilities - (MPC .0100 P & Q & 419.2) Install the water piping to code.
- First Floor - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
- First Floor - Toilet Facilities - (MPC 701) Install the waste piping to code.
- First Floor - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
- First Floor - Tub and Shower - (MPC .0100 P & Q & 419.2) Install the water piping to code.
- First Floor - Tub and Shower - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
- First Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
- All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

HEATING Inspector: Aaron Havlicek Phone: 651-266-9043

- 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.
- Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
- Provide adequate combustion air and support duct to code.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines.
- 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.

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- 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.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms.
- Submit documentation verifying that A/C system is operable, if not, repair, replace or remove and seal all openings
- Separate heating system is required for each dwelling unit. Furnace in basement can not be used for heating both 1st and 2nd floor units of duplex.
- Mechanical permits are required for the above work.
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Notes:

- See attachment for permit requirements and appeals procedure.
- 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).

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 Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9046
Email: jim.seeger@ci.stpaul.mn.us

JLS:ml
Attachments

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