



CITY OF SAINT PAUL

Code Compliance Report

October 13, 2022

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

David E Jacobowitch
839 Edmund Ave
St Paul MN 55104-2731

Re: 839 Edmund Ave
File#: 22 060116 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on August 29, 2022.

Please be advised that this report is accurate and correct as of the date October 13, 2022. 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 October 13, 2022. 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) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

1. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)

2. 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)
3. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
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
5. Provide major clean-up of premises. SPLC 34.34 (4)
6. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
7. Replace or repair landing and stairway per code. SPLC 34.09 (2)
8. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
9. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
10. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
11. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
12. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
13. Replace garage roof covering and vents to code. SPLC 34.09 (1)
14. Provide general rehabilitation of garage. SPLC 34.32 (3) Fix garage door and replace roofing.
15. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
16. Remove or repair rear entry and balcony assembly to code.
17. 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
18. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
19. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
20. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
21. 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)
22. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
23. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
24. 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

1. 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
2. Repair damaged electrical and wire to current NEC.
 3. Rewire garage and shed to current NEC standards.
 4. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
 5. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
 6. 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
 7. Properly strap and support cables and/or conduits. Chapter 3, NEC
 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 box extensions on devices mounted in wood paneling. Article 314.20, NEC
 11. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
 12. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Rebecca Perry

Phone: 651-266-9040

1. Soil and Waste Piping -(MPC 313) Install proper pipe supports.
2. Basement -Gas Piping -(MFGC 407) Add the appropriate metal hangers.
3. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
4. Basement -Gas Piping -(MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
5. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
6. Basement -Laundry Tub -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
7. Basement -Laundry Tub -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
8. Basement -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
9. Bathroom -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
10. Bathroom -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
11. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
12. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.

13. Kitchen -Sink -(MPC 701) Install the waste piping to code.
14. Kitchen -Sink -(MPC 301.1) Repair/replace the fixtures/faucets that is missing, broken or has parts missing.
15. Second Floor -Sink -(MPC 301.1) Repair/replace the fixture/faucet that is missing, broken or has parts missing.
16. Second Floor -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
17. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
18. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
19. 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

1. Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
2. Vent clothes dryer to code.
3. Plug, cap and/or remove all disconnected gas lines.
4. Provide heat in every habitable room and bathrooms.
5. Conduct witnessed pressure test on all gas lines and check for leaks.
6. Repair or replace radiator valves as needed.
7. Mechanical permits are required for the above work.

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.

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).

Re: 839 Edmund Ave
October 13, 2022
Page 5

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 651-266-9033 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