



CITY OF SAINT PAUL

Code Compliance Report

May 10, 2021

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

LOUDAM TUN TEA
5761 33RD AVE S Apt 11
MINNEAPOLIS MN 55417

Re: 318 Edmund Ave
File#: 12 112621 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on April 14, 2021.

Please be advised that this report is accurate and correct as of the date May 10, 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 May 10, 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) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

1. 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
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. 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)
4. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
 5. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 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. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
 13. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
 14. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
 15. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
 16. Provide general rehabilitation of garage. SPLC 34.32 (3)
 17. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
 18. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
 19. Remove and replace rear deck to code.
 20. Provide plans and engineering specifications for new rooms created, and show how converted porch will meet energy code.
 21. Stairs to second floor need to be rebuilt to code.
 22. Roof rafters undersized, must be corrected.
 23. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
 24. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
 25. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
 26. 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)
 27. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
 28. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
 29. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)

30. 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. House has had new wiring installed throughout without any inspections. Wire the entire home to the current NEC standards.
2. Wire garage and outbuilding to current NEC.
3. 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. Attic -Soil and Waste Piping -(MPC 313) Install proper pipe supports.
2. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
3. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
4. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
5. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
6. First Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
7. First Floor -Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
8. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
9. First Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
10. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
11. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
12. 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 level handle manual gas shutoff valve on furnace/boiler and

- remove unapproved valve.
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
 3. 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.
 4. Install approved metal chimney liner.
 5. Replace furnace/boiler flue venting to code.
 6. Connect furnace/boiler and water heater venting into chimney liner.
 7. Vent clothes dryer to code.
 8. Provide adequate combustion air and support duct to code.
 9. Provide support for gas lines to code.
 10. Plug, cap and/or remove all disconnected gas lines.
 11. Provide heat in every habitable room and bathrooms.
 12. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank.
 13. Support supply and return piping from heating system according to code.
 14. Conduct witnessed pressure test on hot water heating system and check for leaks.
 15. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
 16. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
 17. Mechanical permits are required for the above work.

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. Provide plans and specifications for any portion of the building that is to be rebuilt.
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).

Re: 318 Edmund Ave
May 10, 2021
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