



CITY OF SAINT PAUL

Code Compliance Report

May 09, 2024

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

PLAZA I INC
2355 HIGHWAY 36 SUITE 400
ROSEVILLE MN 55113

Re: 706 Conway St
File#: 12 213988 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on April 08, 2024.

Please be advised that this report is accurate and correct as of the date May 09, 2024. 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 09, 2024. 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.****

BUILDING Inspector: Clint Zane

Phone: 651-266-9029

1. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
2. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
3. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
4. ***Install engineered foundation wall reinforcement system on bulging wall near furnace.

5. 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. NEC 406.4(D) & 410 2020 - Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
2. NEC 406.4(D) 2020 - 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
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. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
2. Basement -Water Heater -(MMC 701) Provide adequate combustion air for the gas burning appliance.
3. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
4. Bathroom -Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
5. 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

1. SPLC 34.11 (6) - Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace/boiler heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
2. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.
3. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
4. Per MMC 2020 1346.0103 -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.

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5. Per MMC 2020 1346.0104 - Repair and/or replace heating registers as necessary.
6. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.

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 Clint Zane between 7:30 - 9:00 AM at 651-266-9029 or leave a voice mail message.

Sincerely,

Clint Zane
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 300
Saint Paul MN 55101
Phone: 651-266-9029
Email: Clint.Zane@ci.stpaul.mn.us

Attachments