



CITY OF SAINT PAUL

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Saint Paul, MN 55101-1806

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Code Compliance Report

September 20, 2024

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

Thurmond Real Estate Holdings LLC
5312 47th Ave S
Minneapolis MN 55402-2314

Re: 372 Aurora Ave
File#: 23 060168 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on August 20, 2024.

Please be advised that this report is accurate and correct as of the date September 20, 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 September 20, 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.****

ZONING

1. This property is in a(n) H2 zoning district.
2. This property was inspected as a Duplex.

BUILDING Inspector: Clint Zane

Phone: 651-266-9029

1. 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
2. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
 3. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 4. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 5. ***Replace concrete steps to sidewalk and repair or replace front steps to porch
 6. ***Engineering will be required for the repairs of the fire damaged parts of the home which includes but not limited to heavily damaged roof trusses.
 8. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
 9. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
 10. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
 11. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
 12. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
 13. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
 14. 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)
 15. Charred building components shall be scraped or sandblasted completely clean and water-damaged components replaced. A determination of necessary fire damage corrective measures shall be made by this department or by a registered structural engineer as to replacement, repairs, etc. All smoke damaged and charred members shall be cleaned, sealed and deodorized. SPLC 34.09
 16. 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: Dan Moynihan

Phone: 651-266-9036

1. Basement -SPLC 34.14(2)(a) - Basement was inaccessible at time of inspection. Ensure service panels and wiring in basement are properly wired and maintained to the standards at the time of installation. Any water/moisture damaged electrical would be required to be repaired/replaced. Remove and/or rewire any illegal, improper or hazardous wiring to the current NEC.
2. Throughout -No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
3. Throughout -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.

4. Throughout -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
5. Throughout -Kitchen -SPLC 34.14(2) 2020 - Repair damaged electrical due to fire damage from fire in 2nd floor kitchen, to current NEC.
6. 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. Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
2. Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
3. 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.
4. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
5. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
6. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
7. First Floor -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
8. First Floor -Gas Piping -(MFGC 310) Bond the corrugated stainless steel tubing to code.
9. First Floor -Gas Piping -(MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
10. First Floor -Gas Piping -(MFGC 411) Replace improper piping or fittings.
11. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
12. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
13. First Floor -Gas Piping -(MFGC 407) Add the appropriate metal hangers.
14. First Floor -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
15. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
16. First Floor -Sink -(MPC 701) Install the waste piping to code.
17. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
18. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
19. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.

20. First Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
21. First Floor -Tub and Shower -(MPC 417.3) Install a vacuum breaker for the hand held shower.
22. First Floor -Tub and Shower -(MPC 402.11) Provide access.
23. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
24. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
25. Second Floor -Lavatory -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
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: Erik Witt

Phone: 651-266-9045

1. Per MFGC 2020 409.1.4 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee. The main shutoff valve shall be installed in the first available location inside the building 5 feet or less above floor.
2. 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.
3. Per MFGC 2020 503.1 - Replace furnace/boiler flue venting to code.
4. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.
5. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.
6. Per MFGC 2020 407.2 - Provide support for gas lines to code.
7. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
8. 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.
9. Per MMC 2020 1346.0104 - Repair and/or replace heating registers as necessary.
10. SPLC 34.11 Provide heat in every habitable room.
11. 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