



CITY OF SAINT PAUL

Code Compliance Report

August 24, 2020

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

Aychoeun Tea
5761 33rd Ave S Unit 11
Minneapolis MN 55417-2864

Re: 657 Sherburne Ave
File#: 17 007825 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on June 29, 2020.

Please be advised that this report is accurate and correct as of the date August 24, 2020. 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 24, 2020. 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) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
3. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
4. Install address numbers visible from street and on the alley side of garage. SPLC 70.01

5. Remove or repair shed structure at rear of property.
6. Remove trash and clutter from property.
7. Repair roofing at north side of property.
8. Properly waterproof small structure/ addition at Northeast corner of house.
9. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
10. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
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. 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)
14. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
15. 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
16. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
17. 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: Dave Blank

Phone: 651- 266- 9035

1. Ensure/rewire all electrical associated with NM cables dated after 2016 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
2. Clear vegetation around the exterior service mast, meter socket, and overhead service conductors.
3. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
4. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
5. Verify that circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
6. 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 (Provide arc fault protection for all replaced receptacles. The majority of receptacles have been replaced after the initial code compliance report).
7. 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
8. Install hard- wired, battery backup, Carbon Monoxide smoke detector as

specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC

9. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
10. Ensure the installation of one wire per terminal in the service panelboard.
11. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Jim Kaufer

Phone: 651- 266- 9054

1. Basement - Work has been performed with out permits and inspections since previous Code compliance report , Basement 707.4 soil and waste pipe, First floor sink 701 waste pipe.
2. Basement - Laundry Tub - (MPC .0100 & 901) Install a proper fixture vent to code.
3. Basement - Laundry Tub - (MPC 701) Install the waste piping to code.
4. Basement - Soil and Waste Piping - (MPC 709.1) Install a front sewer clean out.
5. Basement - Soil and Waste Piping - (MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
6. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
7. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
8. Basement - Water Heater - (MPC .0100 Q)The water heater must be fired and in service.
9. First Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
10. Second Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
11. 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: Pat McCullough

Phone: 651- 266- 9015

1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first brach tee
2. 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
3. Provide thirty (30) inches of clearance in front of furnace/boiler for service

4. Replace furnace/boiler flue venting to code
5. Provide adequate combustion air and support duct to code
6. Provide support for gas lines to code
7. Clean all supply and return ducts for warm air heating system
8. Repair and/or replace heating registers as necessary
9. Provide heat in every habitable room and bathrooms
10. 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.

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.)

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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,

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