



CITY OF SAINT PAUL

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Code Compliance Report

January 26, 2021

Mark J Drexler
1140 Glendon St N
Maplewood MN 55119-3631

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

Re: 1816 Minnehaha Ave E
File#: 17 082426 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on December 22, 2020.

Please be advised that this report is accurate and correct as of the date January 26, 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 January 26, 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:

ZONING

1. This property is in a(n) R3 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. Install handrails (34 inches - 38 inches above each nosing) and guardrails (36-inch minimum) at all stairways, and return handrail ends into a newel post or wall per attachment. MNRC Ch 1309 Sect. 311 & 312
3. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
4. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
5. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
6. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
7. 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)
8. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
9. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)

10. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
11. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
12. 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)
13. 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)
14. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
15. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
16. 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
17. Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, one-half of which shall operate. SPLC 34.14 (1)
18. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
19. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
20. Replace or repair landing and stairway per code. SPLC 34.09 (2)
21. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
22. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
23. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
24. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
25. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
26. Provide general rehabilitation of garage. SPLC 34.32 (3)
27. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
28. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
29. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
30. See attachment for permit requirements and appeals procedure.
31. 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.
32. Provide plans and specifications for any portion of the building that is to be rebuilt.
33. Interior of garage not available for inspection. Repair per applicable codes.
34. This property was inspected as a Single-Family Dwelling.
35. A building permit is required to correct the above deficiencies.

ELECTRICAL Inspector: Gary Koehnen Phone: 651-266-9039

1. Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
2. Properly wire electric range receptacle/branch circuit/overcurrent device to current NEC.
3. Illegally upgraded service panel. Wire and ground to current NEC.
4. Ensure/rewire all electrical associated with NM cables dated after _____ to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
5. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.

6. 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
7. Properly strap and support cables and/or conduits. Chapter 3, NEC. Including exterior and 2 garages.
8. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
9. 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
10. 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
11. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
12. 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
13. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
14. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Including exterior and 2 garages.
15. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
16. Replace electrical service panel. Including mast and meter socket.
17. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
18. Properly wire furnace to current NEC.
19. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
20. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
21. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Steve Fernlund Phone: 651-266-9052

1. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
2. Basement - Gas Piping - (MFGC 614.1-614.7) Vent clothes dryer to code.
- 3.
4. Basement - Laundry Tub - (MPC .0100 & 901) Install a proper fixture vent to code.
5. Basement - Soil and Waste Piping - (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
6. Basement - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
7. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
8. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
9. Basement - Water Heater - (MPC .0100 Q)The water heater must be fired and in service.
10. Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
11. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.

12. First Floor - Sink - (MPC 701) Install the waste piping to code.
13. Second Floor - Future second floor plumbing shall be permitted, installed to the 2015 Minnesota Uniform Plumbing Code and inspected.
14. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

HEATING Inspector: Aaron Havlicek Phone: 651-266-9043

1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch 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 a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
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, non-conforming gas lines and unapproved valves.
11. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.
12. 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.
13. Repair and/or replace heating registers as necessary.
14. Provide heat in every habitable room and bathrooms.
15. Mechanical permits are required for the above work.

Notes:

- This property is designed by the Vacant Buildings Department as a Category #3 which requires a \$5000.00 Performance Bond or Deposit at the time the permit is issued.
- Provide plans and specifications for any portion of the building that is to be rebuilt.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
- Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
- There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate Codes when complete.
- Interior of garage not available for inspection. Repair per applicable codes.

- Any items noted as recommended to not have to be completed for code compliance but should be completed at a later date. Possible purchasers of property shall be made aware of these items.

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).

If you have any questions regarding this inspection report, please contact Nathan Bruhn 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
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Saint Paul MN 55101
Phone: 651-266-9046
Email: nathan.bruhn@ci.stpaul.mn.us