



CITY OF SAINT PAUL

Code Compliance Report

June 28, 2023

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

METRO HOLDINGS LLC
7279 40TH ST N
OAKDALE MN 55128-3305

Re: 1862 Ivy Ave E
File#: 21 304528 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on June 05, 2023.

Please be advised that this report is accurate and correct as of the date June 28, 2023. 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 June 28, 2023. 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) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Clint Zane

Phone: 651-266-9029

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC

- 34.10 (1)
2. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
3. 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)
4. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
5. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
6. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
7. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
8. 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)
9. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
10. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
11. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. 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
14. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
15. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
16. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
17. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
18. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
19. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
20. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
21. Provide general rehabilitation of garage. SPLC 34.32 (3)
22. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
24. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
25. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
26. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
27. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
28. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance

between wood and soil. MNRC Ch 1309-Sect. 404.1.6

29. Replace rear steps and landing
30. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
31. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
32. 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
33. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
34. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
35. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
36. 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: Gary Koehnen

Phone: 651-266-9039

1. 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
2. Install hard-wired 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
3. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Including exterior of home and the garage. Need access to garage.
4. Properly bond neutral bar to service panelboard enclosure. Article 250, NEC
5. Properly wire multi-wire circuits in panelboard to ensure ungrounded conductors on opposite phases. Article 100, NEC
6. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
7. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
8. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
9. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC
10. Properly strap and support cables and/or conduits. Chapter 3, NEC. Including exterior of home and the garage. Need access to garage.
11. 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
12. 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

13. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
14. 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. Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
2. Soil and Waste Piping -(MPC 313) Install proper pipe supports.
3. Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
4. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
5. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
6. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
7. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
8. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
9. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
10. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
11. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
12. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
13. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
14. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
15. First Floor -Tub and Shower -(MPC 409.2) Provide an approved waste stopper
16. 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. 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.
2. 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.
 3. Vent clothes dryer to code.
 4. Provide support for gas lines to code.
 5. All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
 6. All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
 7. Repair and/or replace heating registers as necessary.
 8. Provide heat in every habitable room and bathrooms.
 9. 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).

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.)

Re: 1862 Ivy Ave E
June 28, 2023
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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