



CITY OF SAINT PAUL

Code Compliance Report

August 17, 2022

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

CARL BERGER
20601 EASTVIEW AVE
FARMINGTON MN 55024-7345

Re: 1457 3rd St E
File#: 14 334073 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on June 07, 2022.

Please be advised that this report is accurate and correct as of the date August 17, 2022. 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 17, 2022. 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) R3 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

1. 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
2. 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)
 3. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
 4. 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
 5. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
 6. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
 7. Repair or replace retaining wall at front of property where failing.
 8. 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. Properly wire microwave/hood fan above range to current NEC.
2. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
3. 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
4. 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. Install box extensions on devices mounted in wood paneling and/or tile. Article 314.20, NEC
6. 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
7. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Remove all sheetrock that has covered newer wiring performed without rough in inspection.
8. Properly bond neutral bar to service panelboard enclosure. Article 250, NEC
9. Properly wire multi-wire circuits in panelboard to ensure ungrounded conductors on opposite phases. Article 100, NEC
10. Properly wire furnace to current NEC.
11. Properly wire dishwasher/disposal to current NEC.
12. 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)
13. 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
14. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
 15. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
 16. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
 17. 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
 18. Properly strap and support cables and/or conduits. Chapter 3, NEC. Including low voltage exterior.
 19. 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 -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
2. Basement -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
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 -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
5. Basement -Sink -(MPC 701) Install the waste piping to code.
6. Basement -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
7. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
8. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
9. Basement -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
10. Basement -Toilet Facilities -(MPC 701) Install the waste piping to code.
11. Basement -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
12. Basement -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
13. Basement -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
14. Basement -Tub and Shower -(MPC 701) Install the waste piping to code.
15. Basement -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
16. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
17. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
18. Basement -Water Meter -(MPC 609.11) Support the water meter to code.

19. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
20. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
21. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
22. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
23. Bathroom -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
24. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
25. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
26. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
27. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
28. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
29. First Floor -Sink -(MPC 701) Install the waste piping to code.
30. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
31. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
32. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
33. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
34. 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. Move return air intake a minimum of ten (10) feet from furnace flue draft diverter or relocate it to another room.
3. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
4. Vent clothes dryer to code.
5. Provide adequate combustion air and support duct to code.
6. Provide support for gas lines to code.

7. Plug, cap and/or remove all disconnected gas lines.
8. Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
9. 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.
10. Repair and/or replace heating registers as necessary.
11. Provide heat in every habitable room and bathrooms.
12. Submit Documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings.
13. Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.
14. ALL MECHANICAL EQUIPMENT – SPLC 34.11[6] All existing mechanical equipment, duct work and all gas piping must be tested and re-certified by a licensed Mechanical Contractor and inspected under permit. All existing Mechanical equipment will be required to meet current codes being enforced at time of inspection.
15. 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.

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. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.

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).

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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 Nathan Bruhn between 7:30 - 9:00 AM at 651-266-9033 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