



CITY OF SAINT PAUL

## Code Compliance Report

February 15, 2022

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

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

Re: 288 Avon St N  
File#: 20 034070 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on January 11, 2022.

Please be advised that this report is accurate and correct as of the date February 15, 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 February 15, 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 Reid Soley at 651-266-9120.

### ZONING

1. This property is in a(n) RM1 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. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
3. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
4. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
5. 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)
6. 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)
  7. 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
  8. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
  9. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
  10. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
  11. 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
  12. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
  13. Provide major clean-up of premises. SPLC 34.34 (4)
  14. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
  15. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
  16. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
  17. Replace or repair landing and stairway per code. SPLC 34.09 (2)
  18. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
  19. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
  20. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
  21. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
  22. Repair chimney in an approved manner. SPLC 34.09 (1)
  23. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
  24. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
  25. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
  26. Properly remove and cap fuel tank from basement.
  27. 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
  28. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)

29. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
30. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
31. 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)
32. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
33. 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

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1. Basement -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. Exterior/Outside -Replace electrical service meter, conduit, and fittings showing excessive corrosion. Article 110.12 (B), NEC
3. Throughout -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. Throughout -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 -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
6. Throughout -Repair damaged electrical due to fire and water damage to the current NEC.
7. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Karl Abrahamson

Phone: 651-266-9049

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1. (MPC 4714.0101 Conformance with Code. Subpart 6. Health and Safety)  
  
Repair or Replace all damaged waste, vent, water, and gas piping systems.
2. Gas Piping -(MFGC 411) Replace improper piping or fittings.
3. Gas Piping -(MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
4. Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
5. Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
6. Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
7. Water Heater -(MFGC 503) Install the water heater gas venting to code.

8. Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
9. Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
10. Water Meter -(MPC 609.11) Support the water meter to code.
11. Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
12. Water Meter -(SPRWS Sec.88.10) Repair the water meter.
13. Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
14. Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
15. Water Piping -(MPC 603.5.10) Install a proper backflow assembly or device for the boiler fill water line.
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: Erik Witt

Phone: 651-266-9045

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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. Install approved metal chimney liner.
4. Replace furnace/boiler flue venting to code.
5. Connect furnace/boiler and water heater venting into chimney liner.
6. Vent clothes dryer to code.
7. Provide adequate combustion air and support duct to code.
8. Provide support for gas lines to code.
9. Plug, cap and/or remove all disconnected gas lines and unapproved valves.
10. Provide heat in every habitable room and bathrooms.
11. Support supply and return piping from heating system according to code.
12. Conduct witnessed pressure test on hot water heating system and check for leaks.
13. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
14. Repair or replace radiator valves as needed.
15. Mechanical permits are required for the above work.

Notes:

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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. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

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 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](mailto:nathan.bruhn@ci.stpaul.mn.us)

Attachments