



Code Compliance Report

November 04, 2021

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

Paul Johnson
419 Fry St
Saint Paul MN 55104-3703

Re: 419 Fry St
File#: 09 045454 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on October 07, 2021.

Please be advised that this report is accurate and correct as of the date November 04, 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 November 04, 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. 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) RM2 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. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
4. Install address numbers visible from street and on the alley side of garage. SPLC 70.01

5. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
6. Cover exposed foam in basement.
7. Safety glazing required at window in stair landing.
8. Repair landing at garage service door.
9. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
10. 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
11. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
12. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
13. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
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. 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. Properly wire tub
2. Dwelling roughed- in with a upgraded service and approved under previous permits. Complete work and schedule an inspection.
3. 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 - All waste, vent, and water pipe to be air tested. All final connections of plumbing fixtures to be Manometer tested to verify they are installed per the Minnesota Plumbing Code.
2. Basement - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
3. Basement - Lavatory - (MPC 701) Install the waste piping to code.
4. Basement - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
5. Basement - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
6. Basement - Sink - (MPC 701) Install the waste piping to code.
7. Basement - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
8. Basement - Water Heater - (MPC .0100 Q)The water heater must be fired and in service.

9. Basement - Water Heater - (MPC 507.5) Correct the pressure and temperature relief valve discharge.
10. Second Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
11. Second Floor - Lavatory - (MPC 701) Install the waste piping to code.
12. Second Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
13. 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

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. Vent clothes dryer to code.
3. Install furnace air filter access cover.
4. Clean all supply and return ducts for warm air heating system.
5. Repair and/or replace heating registers as necessary.
6. Mechanical permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Provide plans and specifications for any portion of the building that is to be rebuilt.

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 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