



Code Compliance Report

November 04, 2021

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

Tranquil Holdings Llc
1769 Lexington Ave N Unit 389
Roseville MN 55113-6522

Re: 939 Charles Ave
File#: 11 105676 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on October 18, 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) RT1 zoning district.
2. The property was inspected as a Duplex.

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. 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)
3. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
4. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)

5. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
6. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
7. 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)
8. 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)
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. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (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. Provide major clean- up of premises. SPLC 34.34 (4)
15. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
16. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
17. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
18. Replace or repair landing and stairway per code. SPLC 34.09 (2)
19. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
20. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
21. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
22. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
23. Weather seal basement bulk head using approved materials. SPLC 34.09 (1b)
24. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
25. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
26. Provide general rehabilitation of garage. SPLC 34.32 (3)
27. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
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. Remove all wall and ceiling paneling from basement. Rooms added without approval or permit.
30. Reroof areas of house not properly flashed, including skylights.
31. Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property

- intumescent device or caulk (per current building codes). MNRC Ch 1309 Sect. 317
32. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
 33. 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
 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. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
 37. 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. Illegally upgraded service panel. Wire and ground to current NEC.
2. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
3. Properly bond neutral bar to service panelboard enclosure. Article 250, NEC
4. Perform a load calculation for the 2nd level unit.
5. All levels have been rewired. Verify correct wiring and complete to the current NEC.
6. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
7. 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
8. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
9. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
10. 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
11. Properly strap and support cables and/or conduits. Chapter 3, NEC
12. 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
13. 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
14. 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 installed, air tested, and inspected per the Minnesota Plumbing Code.
2. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
3. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
4. Basement - Gas Piping - (MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
5. Basement - Soil and Waste Piping - (MPC 313) Install proper pipe supports.
6. Basement - Soil and Waste Piping - (MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
7. Basement - Water Heater - (MPC .0100 Q)The water heater must be fired and in service.
8. Basement - Water Heater - (MPC 507.5) Correct the pressure and temperature relief valve discharge.
9. Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
10. Basement - Water Meter - (MPC 609.11) Support the water meter to code.
11. Basement - Water Meter - (MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
12. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
13. Basement - Water Piping - (MPC 604) Replace all improper water piping and piping with improper usage.
14. Basement - Water Piping - (MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
15. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
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

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. Provide adequate combustion air and support duct to code.

4. Install furnace air filter access cover.
5. Clean all supply and return ducts for warm air heating system.
6. Repair and/or replace heating registers as necessary.
7. Provide heat in every habitable room and bathrooms.
8. 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: 939 Charles Ave
November 04, 2021
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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