Department of Safety & Inspectior
Ricardo X. Cervantes, Director

CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
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Code Compliance Report

January 31, 2022

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

REVERSE MORTGAGE FUNDING LLC
3900 CAPITOL CITY BLVD
LANSING MI 48906

Re: 1722 Reaney Ave
File#: 19 058342 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on January 06, 2022.

Please be advised that this report is accurate and correct as of the date January 31, 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 January 31, 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) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Nathan Bruhn Phone: 651-266-9033

1. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
2. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
3. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
4. 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)

5. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (exept. 4)
6. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
7. 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
8. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
9. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
10. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
11. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
12. 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
13. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
14. Provide general rehabilitation of garage. SPLC 34.32 (3)
15. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
16. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
17. Repair or replace garage siding.
18. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
19. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
20. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
21. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
22. 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)
23. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
24. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
25. 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. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
4. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Including exterior of home and garage.
5. Properly bond neutral bar to service panelboard enclosure. Article 250, NEC
6. Properly wire multi-wire circuits in panelboard to ensure ungrounded conductors on opposite phases. Article 100, NEC
7. Properly wire furnace to current NEC.
8. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
9. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
10. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
11. 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
12. Properly strap and support cables and/or conduits. Chapter 3, NEC. Including exterior of home and the garage.
13. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC. Including exterior of home and the garage.
14. 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
15. 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
16. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Steve Fernlund Phone: 651-266-9052

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1. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
2. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
3. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
4. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
5. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
6. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
7. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
8. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a

chimney liner.

9. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
10. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum or 12 inches above the floor.
11. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
12. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
13. Basement -Water Meter -(SPRWS Sec. 94.04 & 94.16(g)) The water meter must be removed from the pit.
14. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
15. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
16. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
17. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
18. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code. Master bathroom.
19. First Floor -Lavatory -(MPC 701) Install the waste piping to code. Master bathroom.
20. First Floor -Sink -(MPC 701) Install the waste piping to code. Bac entry area.
21. First Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code. Master bathroom.
22. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code. Master bathroom.
23. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code. Master bathroom.
24. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
25. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
26. First Floor -Tub and Shower -(MPC 417.3) Install a vacuum breaker for the hand held shower. Master bathroom.
27. Kitchen -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
28. Kitchen -Sink -(MPC 701) Install the waste piping to code.
29. 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. Install approved metal chimney liner
3. Replace furnace/boiler flue venting to code
4. Vent clothes dryer to code
5. Provide adequate combustion air and support duct to code
6. Plug, cap and/or remove all disconnected gas lines
7. Provide heat in every habitable room and bathrooms
8. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
9. Conduct witnessed pressure test on hot water heating system and check for leaks
10. Repair or replace radiator valves as needed
11. Submit Documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings
12. 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. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
5. 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

Attachments