Department of Safety & Inspection
Angie Wiese, Director

CITY OF SAINT PAUL

375 Jackson Street, Suite 220
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Code Compliance Report

July 25, 2022

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

Norma U Louismet
132 Western Ave S
St Paul MN 55102-2934

Re: 132 Western Ave S
File#: 18 111143 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on May 26, 2022.

Please be advised that this report is accurate and correct as of the date July 25, 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 July 25, 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) R4 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. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
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 downspouts and a complete gutter system. SPLC 34.33 (1d)
9. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
10. Provide general rehabilitation of garage. SPLC 34.32 (3)
11. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. Repair garage roof and trusses to code.
14. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
15. 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
16. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
17. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
18. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
19. 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)
20. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
21. 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: Joe Sobanski Phone: 651-266-9034

1. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
3. 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
4. Throughout -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

5. Throughout -Properly strap and support cables and/or conduits. Chapter 3, NEC
6. 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
7. 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
8. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
9. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Troy McManus Phone: 651-266-9053

1. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
2. Basement -Gas Piping -(MMC 103) Replace corroded gas piping/fittings.
3. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
4. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
5. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
6. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
7. Basement -Soil and Waste Piping -(MPC .0100 M & 418.2) Replace the floor drain cover or clean out plug.
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 0.200 O) Repair the corroded or incorrect water meter piping.
11. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
12. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
13. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
14. Exterior -Rain Leader -(MPC 1101.2) The rain leaders must be separated from the sanitary sewer.
15. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
16. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
17. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.

18. First Floor - Sink - (MPC 701) Install the waste piping to code.
19. First Floor - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
20. First Floor - Toilet Facilities - (MPC 701) Install the waste piping to code.
21. First Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
22. First Floor - Tub and Shower - (MPC .0100 E & 901)Install a proper fixture vent to code.
23. First Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
24. First Floor - Tub and Shower - (MPC 417.3) Install a vacuum breaker for the hand held shower.
25. 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: Erin Powell **Phone: 651-266-9042**

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. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
6. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
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 and non-conforming gas lines.
10. Install furnace air filter access cover.
11. Clean all supply and return ducts for warm air heating system.
12. Repair and/or replace heating registers as necessary.
13. Provide heat in every habitable room and bathrooms.
14. Mechanical permits are required for the above work.
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.

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