Department of Safety & Inspectior
Angie Wiese, Director

CITY OF SAINT PAUL

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# Code Compliance Report

August 16, 2022

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

METRO HOLDINGS LLC
7279 40TH ST N
OAKDALE MN 55128

Re: 781 Cook Ave E
File#: 20 094304 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on July 13, 2022.

Please be advised that this report is accurate and correct as of the date August 16, 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 August 16, 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) RT1 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. 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. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (exept. 4)
8. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
9. 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
10. Provide major clean-up of premises. SPLC 34.34 (4)
11. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
12. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
13. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
14. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
15. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
16. Provide general rehabilitation of garage. SPLC 34.32 (3)
17. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
18. Remove all additions to garage and remove shed adjacent to garage.
19. Repair retaining wall.
20. Remove or repair fence.
21. Repair or replace all rotted joists and beams in the basement.
22. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
23. 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
24. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
25. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
26. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
27. 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)
28. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)

29. 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: Randy Klossner Phone: 651-266-9032

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. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
3. Wire garage and shed to current NEC standards.
4. Install listed ceiling boxes on all lighting fixtures as required by the NEC.
5. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
6. 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
7. Properly strap and support cables and/or conduits. Chapter 3, NEC
8. 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
9. 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
10. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
11. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
12. Replace electrical service due to excessive corrosion. Article 110.12 (B), NEC
13. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Paul Zellmer Phone: 651-266-9048

1. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
2. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
3. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
4. Basement -Laundry Tub -(MPC .0100 P & Q & 419.2) Install the water piping to code.
5. Basement -Laundry Tub -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
6. Basement -Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
7. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
8. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper

connections, transitions, fittings or pipe usage.

9. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
10. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
11. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
12. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum or 12 inches above the floor.
13. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
14. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
15. Basement -Water Piping -(MPC 603.5.10) Install a proper backflow assembly or device for the boiler fill water line.
16. Basement -Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
17. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
18. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
19. Bathroom -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
20. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
21. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
22. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
23. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
24. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
25. First Floor -Sink -(MPC 701) Install the waste piping to code.
26. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
27. First Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
28. First Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
29. First Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
30. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
31. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
32. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
33. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.

34. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
35. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
36. Second Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
37. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
38. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
39. Second Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
40. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
41. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
42. Second Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
43. Second Floor -Tub and Shower -(MPC 417.3) Install a vacuum breaker for the hand held shower.
44. Second Floor -Tub and Shower -(MPC 417.1) Provide a code compliant faucet with the proper air gap.
45. 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

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1. Install approved lever handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
3. 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.
4. Install approved metal chimney liner.
5. Replace furnace/boiler flue venting to code.
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. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank.
12. Support supply and return piping from heating system according to code.
13. Conduct witnessed pressure test on hot water heating system and check for leaks.
14. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
15. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
16. Repair or replace radiator valves as needed.
17. 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.)

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