



CITY OF SAINT PAUL

## Code Compliance Report

October 24, 2022

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

Manuel Crespo  
722 23RD AVE N  
MINNEAPOLIS MN 55411

Re: 342 Thomas Ave  
File#: 19 076922 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on September 14, 2022.

Please be advised that this report is accurate and correct as of the date October 24, 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 October 24, 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. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)
2. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
3. 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)
4. 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)
5. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
6. 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
7. Replace or repair landing and stairway per code. SPLC 34.09 (2)
8. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
9. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
10. Provide general rehabilitation of garage. SPLC 34.32 (3) - Replace all missing siding
11. Remove CMU masonry and supporting wall for porch addition on NE corner.
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. Remove masonry infill in rear and replace in compliant manner.
14. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
15. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
16. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
17. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
18. 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)
19. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
20. Weather seal exterior doors, threshold and weather-stripping. 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: Randy Klossner

Phone: 651-266-9032

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1. Ensure/rewire all electrical associated with NM cables dated after 2003 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
2. Multiple areas have been rewired without permits. Remove wall coverings in

these areas for rough in inspections prior to re-covering.

3. All new and or replaced receptacles shall AFCI/GFCI protected as required by the current NEC.
4. Rewire the kitchen to current NEC standards based on the new layout.
5. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, 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. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
11. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
12. Remove and/or rewire all illegal, improper or hazardous wiring to current 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

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1. Lavatory -(MPC .0100 E & 901) Install a proper fixture to waste, vent, waters to code.
2. Piping Vents -(MPC 904 & 906.7) Install the correct size piping vents.
3. Piping Vents -(MPC 905.4, 906.1 & 906.4) Install the piping vents in the proper location.
4. Piping Vents -(MPC 905.4 & 906.1) Install the required vent piping.
5. Piping Vents -(MPC 2520 Subp.1) Provide the proper full size vent through the roof.
6. Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
7. Sink -(MPC 301.1) Replace the faucets that are missing
8. Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
9. Tub and Shower -(MPC 417.3) Install a vacuum breaker for the hand held shower.
10. Tub and Shower -(MPC 402.11) Provide access.
11. Tub and Shower -(MPC 409.2) Provide an approved waste stopper
12. Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.

13. Basement -Gas Piping -(MFGC 411) Replace improper piping or fittings.
14. Basement -Gas Piping -(MFGC 402) Install piping and fittings with the proper sizing.
15. Basement -Gas Piping -(MFGC 407) Add the appropriate metal hangers.
16. Basement -Gas Piping -(MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
17. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture waste, vent, water to code.
18. Basement -Piping Vents -(MPC 906.5) Repair or replace the broken piping, improper or no flashing.
19. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
20. Basement -Soil and Waste Piping -(MPC 313) Install proper pipe supports to waste, vent, and waters on all floors
21. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
22. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, and vent piping.
23. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
24. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
25. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
26. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
27. Basement -Water Heater -(MMC 701) Provide adequate combustion air for the gas burning appliance.
28. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
29. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
30. Basement -Water Piping -(MPC 313) Add the appropriate water pipe hangers.
31. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
32. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
33. Bathroom -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
34. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
35. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
36. First Floor -Lavatory -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
37. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that are missing

38. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
39. First Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
40. 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: Laurent Wickland

Phone: 651-266-9031

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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. Provide adequate combustion air and support duct to code.
3. Provide support for gas lines to code.
4. Plug, cap and/or remove all disconnected gas lines.
5. Provide heat in every habitable room and bathrooms.
6. Repair or replace radiator valves as needed.
7. Seal unused chimney openings by an approved manner. (opening in masonry brick chimney in kitchen area 1st floor).
8. Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one half of which must be openable or provide exhaust system vented to the outside. A mechanical ventilation permit is required if an exhaust system is installed.
9. Mechanical permits are required for the above work.
10. Abate or remove friable asbestos. Pipe covering. Provide documentation that the work was completed by a State licensed asbestos abatement contractor.

Notes:

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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.

Re: 342 Thomas Ave  
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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](mailto:nathan.bruhn@ci.stpaul.mn.us)

Attachments