Department of Safety & Inspectior
Angie Wiese, Director

CITY OF SAINT PAUL

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Code Compliance Report

January 20, 2023

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

Joseph J Yanta / Mary M Muraski
1114 HOYT AVE W
ST PAUL MN 55108

Re: 771 Iowa Ave W
File#: 11 253818 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on October 20, 2022.

Please be advised that this report is accurate and correct as of the date January 20, 2023. 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 20, 2023. 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) R3 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Clint Zane Phone: 651-266-9029

1. Repair or Replace any deteriorated window sash, broken glass, sash holders,

re-putty, etc as necessary. SPLC 34.09 (3)
2. Provide major clean-up of premises. SPLC 34.34 (4)
3. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
4. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
5. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
6. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
7. 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)
8. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
9. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
10. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
11. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
12. 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
13. 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. Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
2. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
3. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
4. Replace electrical service and wire to current NEC. Article 110.12 (B), NEC
5. Repair damaged electrical to current NEC.
6. No access to garage at time of inspection, ensure garage is wired to NEC standards.
7. Replace closet lights with LED or globe type fixtures.
8. Install a GFCI receptacle within 36 inches of the main floor bathroom sink. GFCI protect the receptacle in the basement bathroom.
9. Properly wire electric range receptacle/branch circuit/overcurrent device to current NEC.
10. 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
11. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
12. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC

13. 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
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. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
17. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Rebecca Perry Phone: 651-266-9040

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 -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
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 faucet that is missing, broken or has parts missing.
6. Basement -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
7. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
8. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
9. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
10. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
11. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
12. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
13. Basement -Water Piping -(MPC 604) Replace all improper water piping and piping with improper usage.
14. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
15. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
16. First Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.

17. First Floor -Sink -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
18. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
19. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
20. First Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
21. First Floor -Tub and Shower -(MPC 417.3) Install a vacuum breaker for the hand held shower.
22. First Floor -Tub and Shower -(MPC 402.11) Provide access.
23. 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

1. Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leaks. Provide documentation from a licensed contractor that the heating unit is safe.
2. Replace furnace/boiler flue venting to code.
3. Vent clothes dryer to code.
4. Plug, cap and/or remove all disconnected gas lines.
5. Install furnace air filter access cover.
6. Clean all supply and return ducts including the furnace for the warm air heating system. Provide documentation from a licensed duct-cleaning contractor that the duct system and furnace have been cleaned.
7. Repair and/or replace heating registers as necessary.
8. Provide heat in every habitable room and bathrooms. 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.
9. Abate or remove friable asbestos. Provide documentation that the work was completed by a state licensed asbestos abatement contractor. Suspected asbestos located in basement ceiling on return air panning.
10. Mechanical permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Most of the roof covering could not be inspected from grade. Recommend this

be done before rehabilitation is attempted.

3. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
4. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
5. 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 Clint Zane between 7:30 - 9:00 AM at 651-266-9029 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