



Code Compliance Report

June 28, 2022

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

MARKETPLACE HOMES
1380 E Jefferson Avenue
Detroit, MI 48207

Re: 871 Stickney St
File#: 16 104840 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on May 23, 2022.

Please be advised that this report is accurate and correct as of the date June 28, 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 June 28, 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. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
2. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
3. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
4. 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

5. Replace or repair landing and stairway per code. SPLC 34.09 (2)
6. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
7. Provide general rehabilitation of garage. SPLC 34.32 (3)
8. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
9. 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
10. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
11. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
12. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
13. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
14. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
15. 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)
16. 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)
17. 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. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
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. Throughout -Install AFCI, GFCI protection on replacement receptacles. NEC 406.4
10. 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. Need permits for the following, kitchen sink, range, all fixtures in bathroom, W. H., and dryer.
Permits obtained must be for plumbing and water for all fixtures.
2. Basement -Gas Piping -(MFGC 614.1 -614.7) Vent clothes dryer to code.
3. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
4. First Floor -Piping Vents -(MPC 905.4 & 906.1) Install the required vent piping.
5. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
6. 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: Pat McCullough

Phone: 651 -266 -9015

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. Vent clothes dryer to code
3. Clean all supply and return ducts for warm air heating system
4. Repair and/or replace heating registers as necessary
5. Provide heat in every habitable room and bathrooms

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Provide plans and specifications for any portion of the building that is to be

rebuilt.

3. 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