



CITY OF SAINT PAUL

Code Compliance Report

February 11, 2021

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

STEPHANIE POWERS
1742 ARLINGTON AVE E
ST PAUL MN 55106

Re: 914 Cook Ave E
File#: 20 064188 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on September 16, 2020.

Please be advised that this report is accurate and correct as of the date February 11, 2021. 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 February 11, 2021. 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) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

1. 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
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. 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. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
 6. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 7. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
 8. Provide general rehabilitation of garage. SPLC 34.32 (3)
 9. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
 10. Need new overhead garage door.
 11. Properly support stair stringers on rear deck stairs.
 12. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
 13. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
 14. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
 15. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
 16. 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)
 17. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
 18. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
 19. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
 20. 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. Repair damaged electrical to current NEC.
3. No access to garage at time of inspection, Insure garage is wire to NEC standards.
4. Install globe type fixtures on closet lights where required by the NEC.
5. Install listed box on all lighting fixtures as required by the NEC.
6. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
7. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
8. 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

9. 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
10. 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
11. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
12. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
13. Replace electrical service and insure panels are located in areas acceptable to the current NEC. Article 110.12 (B), NEC
14. 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 .0100 B) Provide the proper potable water protection for the faucet spout.
6. Basement -Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
7. Basement -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
8. Basement -Sink -(MPC 701) Install the waste piping to code.
9. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
10. Basement -Soil and Waste Piping -(MPC .0100 M & 418.2) Replace the floor drain cover or clean out plug.
11. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
12. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
13. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
14. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
15. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
16. Basement -Water Piping -(MPC 604) Replace all the improper fittings and fittings that have improper usage.

17. Basement -Water Piping -(MPC 603.5.10) Install a proper backflow assembly or device for the boiler fill water line.
18. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
19. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
20. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
21. Exterior -Rain Leader -(MPC .0100 L & M & 708.1) The rain leaders must be properly plugged or capped to code.
22. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
23. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
24. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
25. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
26. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
27. Second Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
28. Second Floor -Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
29. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
30. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
31. Second Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
32. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
33. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
34. Second Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
35. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
36. 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.

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. Vent clothes dryer to code.
4. Provide adequate combustion air and support duct to code.
5. Provide support for gas lines to code.
6. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
7. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.
8. Provide heat in every habitable room and bathrooms.
9. Support supply and return piping from heating system according to code.
10. Conduct witnessed pressure test on hot water heating system and check for leaks.
11. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
12. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
13. Repair or replace radiator valves as needed.
14. Mechanical permits are required for the above work.
15. Conduct witnessed pressure gas piping system and check for leaks.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. 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.)

Re: 914 Cook Ave E
February 11, 2021
Page 6

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