



CITY OF SAINT PAUL

## Code Compliance Report

September 26, 2023

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

Biniam Taib Ansera  
1133 Arundel St  
St Paul MN 55117-4845

Re: 1133 Arundel St  
File#: 23 068904 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on August 09, 2023.

Please be advised that this report is accurate and correct as of the date September 26, 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 September 26, 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) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Clint Zane

Phone: 651-266-9029

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)

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. 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. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
8. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
9. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
10. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
11. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
12. \*\*\*Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1) - Cut out and replace any moldy and/or water damaged drywall, wood or other interior and structural components..
13. \*\*\*People were living in the home while a category 2 vacant building. Cat inside, dishes drying with fresh dishwater in sink, maintained litter box, open windows, lock on a bedroom door. NOBODY ALLOWED TO OCCUPY THIS BUILDING EXCEPT FOR CONSTRUCTION REPAIRS DURING THE DAY FROM 7:00 A.M. - 7:00 P.M. TRESSPASSING IS ILLEGAL AND ENFORCEABLE BY LAW.
14. \*\*\*Low ceiling heights make the basement uninhabitable space. May not be leased and no sleeping rooms unless this is rectified, may not be used a residential rental dwelling area.
15. \*\*\*In addition to this code compliance report, must satisfy all items contained in the "NOTICE OF CONDEMNATION AS UNFIT FOR HUMAN HABITATION & ORDER TO VACATE REVISED" document dated 7-27-23, issued by Lisa Martin with code enforcement at 651-266-1940.
16. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
17. \*\*\* 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 - Fasten deck handrail so its not loose and install handrail to basement.
18. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
19. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
20. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
21. 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)

22. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
23. 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. Properly wire microwave/hood fan above range to current NEC.
2. 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
3. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
4. NEC 110.26 Provide working clearance in front of the electrical panel.
5. NEC 230.24(b) Provide proper clearance for overhead service entrance conductors.
6. NEC410.16 Install globe type fixtures or remove the lights in the clothes closet spaces.
7. Properly wire dishwasher/disposal to current NEC.
8. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
9. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
10. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
11. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
12. 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
13. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, 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. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Rebecca Perry

Phone: 651-266-9040

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1. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
2. Basement -Gas Piping -(MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
3. Basement -Gas Piping -(MFGC 403.8) Protect the piping and fitting with an approved corrosion resistant material.
4. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.

5. Basement -Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
6. Basement -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
7. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
8. Basement -Water Heater -(MMC 701) Provide adequate combustion air for the gas burning appliance.
9. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
10. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
11. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
12. Exterior -Gas Piping -(MFGC 404.6 & MFGC 404.9) Install piping with the proper entry into the building.
13. Exterior -Gas Piping -(MMC 103) Replace corroded gas piping/fittings.
14. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
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 -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
18. First Floor -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
19. First Floor -Sink -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
20. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
21. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
22. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
23. First Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
24. First Floor -Tub and Shower -(MPC 402.11) Provide access.
25. 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. Gas piping outdoors must be elevated not less than 3-1/2" above ground.
2. Gas piping shall not penetrate building foundation walls at any point below grade.
3. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
4. Clean and Orsat test furnace 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 to operate.
5. Install approved metal chimney liner.
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.
10. Clean all supply and return ducts for warm air heating system. Provide documentation from a licensed duct-cleaning contractor that the duct system and furnace have been cleaned.
11. Repair and/or replace heating registers as necessary.
12. 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.
13. Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which be openable or provide exhaust system vented to the outdoors. A mechanical ventilation permit is required if an exhaust system is installed.
14. Conduct witnessed pressure test on the gas piping system and check for leaks.
15. Verify that the air conditioning system is operable, if not, repair, replace or remove and seal all openings.
16. Run condensate drain from A/C unit coil in basement to an approved location and secure as needed.
17. Mechanical permits are required for the above work.

Notes:

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1. Provide plans and specifications for any portion of the building that is to be rebuilt.
2. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.

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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 Clint Zane between 7:30 - 9:00 AM at 651-266-9029 or leave a voice mail message.

Sincerely,

Clint Zane  
Code Compliance Officer  
Department of Safety and Inspections  
City of Saint Paul  
375 Jackson Street, Suite 300  
Saint Paul MN 55101  
Phone: 651-266-9029  
Email: [Clint.Zane@ci.stpaul.mn.us](mailto:Clint.Zane@ci.stpaul.mn.us)

Attachments