Department of Safety & Inspectior
Angie Wiese, Director

CITY OF SAINT PAUL

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Code Compliance Report

October 25, 2024

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

MICHAEL BORN
116 LYTON PL
ST PAUL MN 55117

Re: 120 Lyton Place
File#: 24 019681 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on September 30, 2024.

Please be advised that this report is accurate and correct as of the date October 25, 2024. 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 25, 2024. 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) H2 zoning district.
2. This property was inspected as a Single Family Dwelling.

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

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. 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)
3. 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)
4. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (exept. 4)
5. 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
6. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
7. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
8. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
9. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
10. ***Rebuild rear exterior wall and any other framing that is unsafe, dilapidated, rotted or over-spanned.
11. ***Basement needs to be reinspected with better lighting. Provide access and lighting for inspector to verify compliance or corrections.
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
14. 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
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. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
19. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
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: Dan Moynihan Phone: 651-266-9036

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1. NEC 110.12(B) 2020 - Replace electrical service due to fire and water damage..
2. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
3. Basement -NEC 334 & SPLC 33.01 2020 - Ensure/rewire all electrical

associated with NM cables dated after 2000 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)

4. Basement -NEC 240.4 2020 - Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
5. Basement -NEC 110.12(A) 2020 - 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
6. Basement -NEC Chapter 3 2020 - Properly strap and support cables and/or conduits to the appropriate wiring method in Chapter 3 of the current NEC.
7. Exterior/Interior -NEC 440 and Chapter 3 2020 - Properly wire electric air conditioner unit/branch circuit/overcurrent device to current NEC.
8. Throughout -NEC 406.4(D) & 410 2020 - Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
9. Throughout -NEC 406.4(D) 2020 - 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. Throughout/Kitchen Ceiling -SPLC 34.14(2)(a) 2020 - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
11. 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. Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
2. Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
3. Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
4. Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
5. Basement -Gas Piping -(MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
6. Basement -Piping Vents -(MPC 905.4 & 906.1) Install the required vent piping.
7. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
8. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
9. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
10. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
11. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.

12. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
13. First Floor -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
14. First Floor -Laundry Tub -(MPC 701) Install the waste piping to code.
15. First Floor -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
16. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
17. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
18. Second Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
19. Second Floor -Tub and Shower -(MPC 402.11) Provide access.
20. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
21. 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. Per MFGC 2020 409.5 - Install approved lever handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
2. SPLC 34.11 (6) - Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace/boiler heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
3. Per MFGC 2020 501.12 - Install approved metal chimney liner.
4. Per MFGC 2020 503.1 - Replace furnace/boiler flue venting to code.
5. Per MFGC 2020 501.12 - Connect furnace/boiler and water heater venting into chimney liner.
6. Per MFGC 2020 501.15.4 - Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
7. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.
8. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.
9. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
10. Per MMC 2020 1346.0104 - Repair and/or replace heating registers as necessary.

11. SPLC 34.11 Provide heat in every habitable room.
12. Per MMC 2020 307 - Run condensate drain from A/C unit coil in basement to an approved location and secure as needed.
13. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.
14. Per MMC 2020 601.5 - Provide a means of returning air from every habitable room to the furnace. Return air shall not be taken from closets, bathrooms, toilet rooms, kitchen, or mechanical rooms.
15. Per MMC 2020 1346.0103 - Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.

Notes:

1. See attachment for permit requirements and appeals procedure.

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

Attachments