Department of Safety & Inspection
Ricardo X. Cervantes, Director

CITY OF SAINT PAUL

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Code Compliance Report

July 16, 2020

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

J VANG
836 HENSLOW AVE N
OAKDALE MN 55128

Re: 118 Manitoba Ave
File#: 14 318438 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on July 15, 2020.

Please be advised that this report is accurate and correct as of the date July 16, 2020. 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 July 16, 2020. 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. The property was inspected as a Duplex.

BUILDING Inspector: Nathan Bruhn Phone: 651- 266- 9033

1. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (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. 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. 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. Provide general rehabilitation of garage. SPLC 34.32 (3)
8. Repair or replace kitchen cabinets in both units.
9. Repair front porch railings.
10. Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes). MNRC Ch 1309 Sect. 317
11. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
12. 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
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. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
17. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
18. 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. Replace electrical services and wire to current NEC. Article 110.12 (B), NEC
3. Repair damaged electrical to current NEC.
4. Wire both garages to current NEC standards.
5. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
6. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
7. 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
8. 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

9. 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. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
11. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
12. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
13. 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 - Plumbing - General - (MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
2. Basement - Water Heater - (MPC 504.4, & 504.5, & 504.6) A pressure and temperature relief valve is required.
3. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
4. Basement - Water Heater - (MPC 501)Install the water piping for the water heater to code.
5. Basement - Water Heater - (MPC .0100 Q)The water heater must be fired and in service.
6. Basement - Water Meter - (MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum or 12 inches above the floor.
7. Basement - Water Meter - (MPC 606.2) The service valves must be functional and installed to code.
8. Basement - Water Piping - (MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
9. Basement - Water Piping - (MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
10. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
11. Bathroom - Plumbing - General - (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
12. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
13. First Floor - Sink - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
14. First Floor - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
15. First Floor - Toilet Facilities - (MPC 701) Install the waste piping to code.
16. First Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.

17. First Floor - Tub and Shower - (MPC .0100 E & 901)Install a proper fixture vent to code.
18. First Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
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 401.1 & 409.2) Replace the waste and overflow.
22. Second Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
23. Second Floor - Sink - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
24. Second Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
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: Erik Witt **Phone: 651- 266- 9045**

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. Install approved metal chimney liner.
3. Replace furnace/boiler flue venting to code.
4. Connect furnace/boiler and water heater venting into chimney liner.
5. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
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, non- conforming gas lines and unapproved valves.
10. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct- cleaning contractor that the duct system has been cleaned.
11. Repair and/or replace heating registers as necessary.
12. Provide heat in every habitable room and bathrooms.

Notes:

1. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
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.)

If you have any questions regarding this inspection report, please contact Nathan Bruhn between 7:30 - 9:00 AM at 651-266-9046 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