



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Code Compliance Report

July 14, 2017

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

Muaj Hmoo Property Llc
2092 Orange Ave E
Saint Paul MN 55119-3202

Re: 666 Minnehaha Ave W
File#: 16 037175 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on June 19, 2017.

Please be advised that this report is accurate and correct as of the date July 14, 2017. 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 14, 2017. 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: Jim Seeger

Phone: 651-266-9046

1. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
2. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
3. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 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. Provide major clean-up of premises. SPLC 34.34 (4)
6. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
7. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
8. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
9. Provide general rehabilitation of garage. SPLC 34.32 (3)
10. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
11. Replace rear stairs and landing to 2nd. floor to code or remove.
12. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
13. Replace all fire damaged siding , sheathing , framing , insulation , roofing and trim.
14. Replace all ceiling , wall and floor covering on 1st. floor and front 2nd. floor wall and ceiling of 2nd. floor.
15. Rebuild front porch , floor , walls and roof. (plans required)
16. Remove 2nd. floor kitchen from structure.
17. House had a major fire at front porch and front rooms.
18. Repair and replace all missing downspout and gutter parts.
19. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
20. 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)
21. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
22. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
23. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
24. 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)
25. Charred building components shall be scraped or sandblasted completely clean and water-damaged components replaced. A determination of necessary fire damage corrective measures shall be made by this department or by a registered structural engineer as to replacement, repairs, etc. All smoke damaged and charred members shall be cleaned, sealed and deodorized. SPLC 34.09
26. 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. Repair/Replace electrical due to fire and water damage to current NEC.

2. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Jim Kaufer

Phone: 651-266-9054

1. Basement -All waste, vent, and water pipe to be installed, air tested and inspected per the Minnesota Plumbing Code. All plumbing fixtures to meet the minimum standards of the Minnesota Plbg Code.
All Mechanical equipment to be installed, tested and inspected per the Minnesota Mechanical Code.
2. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
3. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
All waste, vent, and water pipe to be installed, air tested, and inspected per the Minnesota Plumbing Code.
All Plumbing fixtures to be installed and meet the minimum standards of the Minnesota Plumbing Code.
All mechanical equipment and gas pipe and vent piping to be installed, air tested, and inspected per the Minnesota Mechanical Code.
4. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
5. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
6. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
7. 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: Christi Dick

Phone: 651-266-9045

1. Clean and Orsat test boiler burner. Check all controls for proper operation. Check heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
2. Provide thirty (30) inches of clearance in front of boiler for service
4. Install approved metal chimney liner
5. Replace boiler flue venting to code
6. Connect boiler and water heater venting into chimney liner
7. Provide adequate clearance from flue vent pipe on boiler to combustible materials or provide approved shielding according to code
8. Vent clothes dryer to code
9. Provide adequate combustion air and support duct to code

10. Provide support for gas lines to code
11. Plug, cap and/or remove all disconnected gas lines
12. Conduct witnessed pressure test on all gas pipe do to excessive rust and corrosion.
13. Provide heat in every habitable room and bathrooms
14. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
15. Support supply and return piping from heating system according to code
16. Conduct witnessed pressure test on hot water heating system and check for leaks
17. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor
18. Repair or replace radiator valves as needed
20. Unable to gain entry to garage during inspection, however chimney vent is visible through the roof. If there is any nonconforming heating equipment in the garage, remove it and all connecting piping and venting and permanently seal and plug all openings or install equipment to code
21. Mechanical Gas and Steam permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. This property is designated by the Vacant Buildings Department as a Category #3 which requires a \$5,000.00 Performance Bond or Deposit at the time the permit is issued.
3. Provide plans and specifications for any portion of the building that is to be rebuilt.
4. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

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: 666 Minnehaha Ave W
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If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9046
Email: jim.seeger@ci.stpaul.mn.us

Attachments