



Code Compliance Report

September 22, 2020

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

David M Rocha
1978 Kingston Ave E
St Paul MN 55109-4702

Re: 1023 Jessie St
File#: 04 208057 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on July 29, 2020.

Please be advised that this report is accurate and correct as of the date September 22, 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 September 22, 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) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
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. 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)
5. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 6. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
 7. 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
 8. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
 9. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 10. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
 11. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
 12. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
 13. Add vapor barrier to crawl space.
 14. Remove or replace rear deck stairs to code.
 15. Insulate the attic space.
 16. Rebuild basement stairs and properly add posts to point loads in basement.
 17. Sister or replace rotted joists in basement..
 18. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
 19. 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
 20. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
 21. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
 22. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
 23. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
 24. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
 25. 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. Illegally upgraded service panel. Wire and ground to current NEC.
2. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
3. Install hard- wired, battery backup, Carbon Monoxide smoke detector as

specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC

4. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
5. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
6. Repair damaged electrical and wire to current NEC.
7. Multiple electrical deficiencies due to electrical work without permits. Insure all is wired to current NEC standards.
8. 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)
9. 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
10. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
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. Properly strap and support cables and/or conduits. Chapter 3, 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. 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
16. 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 - Soil and Waste Piping - (MPC 313) Install proper pipe supports.
2. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
3. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
4. Basement - Water Heater - (MPC .0100 Q)The water heater must be fired and in service.
5. Bathroom - Plumbing - General - (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
6. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a

backflow preventer.

7. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
8. First Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
9. First Floor - Lavatory - (MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
10. First Floor - Plumbing - General - (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
11. First Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
12. First Floor - Tub and Shower - (MPC .0100 P & Q & 419.2) Install the water piping to code.
13. First Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
14. Second Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
15. Second Floor - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
16. 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.
17. Second Floor - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
18. Second Floor - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
19. Second Floor - Tub and Shower - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
20. 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: Aaron Havlicek

Phone: 651- 266- 9043

1. Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
3. 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.
4. 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.

5. Vent clothes dryer to code.
6. Provide adequate combustion air and support duct to code.
7. Provide support for gas lines to code.
8. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
9. 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
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.
13. Mechanical 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.

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: 1023 Jessie St
September 22, 2020
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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