



CITY OF SAINT PAUL

Code Compliance Report

July 30, 2020

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

Agnes Hulke Estate
3354 VIRGINIA AVE S
ST LOUIS PARK MN 55426

Re: 1915 Ivy Ave E
File#: 12 116809 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on June 25, 2020.

Please be advised that this report is accurate and correct as of the date July 30, 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 30, 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 or replace damaged doors and frames as necessary, including storm doors. 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. 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)
7. Re- level structure as much as is practical. SPLC 34.10 (2)
8. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
9. 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
10. Provide major clean- up of premises. SPLC 34.34 (4)
11. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
12. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
13. Replace or repair landing and stairway per code. SPLC 34.09 (2)
14. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
15. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
16. Provide general rehabilitation of garage. SPLC 34.32 (3)
17. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
18. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
19. Build stairway to second floor to code, including headroom requirements.
20. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
21. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
22. 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
23. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
24. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
25. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
26. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
27. 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: Gary Koehnen

Phone: 651- 266- 9039

1. Properly wire dishwasher/disposal to current NEC.

2. 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
3. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
4. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Including garage and exterior.
5. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
6. Replace electrical service panel due to excessive corrosion. Article 110.12 (B), NEC, including mast, meter socket.
7. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
8. Properly wire furnace to current NEC.
9. Illegally upgraded service panel. Wire and ground to current NEC.
10. 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
11. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
12. Properly strap and support cables and/or conduits. Chapter 3, NEC. Including garage and exterior
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. 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. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
17. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Steve Fernlund

Phone: 651- 266- 9052

1. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
2. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
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 Piping - (MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
7. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
8. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
9. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
10. First Floor - Lavatory - (MPC 701) Install the waste piping to code.
11. First Floor - Sink - (MPC 701) Install the waste piping to code.
12. First Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
13. First Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
14. First Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
15. First Floor - Tub and Shower - (MPC 417.3) Install a vacuum breaker for the hand held shower.
16. First Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
17. 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 automatic gas valve for furnace/boiler
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/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
5. Install approved metal chimney liner
6. Replace furnace/boiler flue venting to code
7. Connect furnace/boiler and water heater venting into chimney liner
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. Install furnace air filter access cover
13. Clean all supply and return ducts for warm air heating system
14. Repair and/or replace heating registers as necessary
15. Provide heat in every habitable room and bathrooms
16. 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.
3. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
4. 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.)

Re: 1915 Ivy Ave E
July 30, 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- 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