



CITY OF SAINT PAUL

Code Compliance Report

December 02, 2020

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

Scott D Redinger
1101 Syndicate Ave
South Saint Paul MN 55075-3219

Re: 901 York Ave
File#: 15 152443 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on September 30, 2020.

Please be advised that this report is accurate and correct as of the date December 02, 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 December 02, 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. 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. 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)
3. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)

4. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
5. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
6. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
7. 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)
8. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
9. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
10. 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
11. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
12. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)
13. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
14. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
15. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
16. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
17. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
18. Remove or repair garage to code.
19. Redo stairs to basement.
20. Replace rotted sub floor.
21. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
22. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
23. 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
24. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
25. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
26. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
27. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
28. 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)

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. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
3. Replace electrical service. Article 110.12 (B), NEC
4. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
5. Repair damaged electrical to current NEC.
6. No access to garage at time of inspection. Insure garage is wired to NEC standards.
7. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
8. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
9. 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
10. Properly strap and support cables and/or conduits. Chapter 3, NEC
11. 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
12. 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
13. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
14. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
15. 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 -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
2. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
3. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
4. 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.
5. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
6. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
7. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper

connections, transitions, fittings or pipe usage.

8. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
9. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
10. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
11. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
12. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
13. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
14. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
15. Basement -Water Meter -(MPC 0.200 O) Repair the corroded or incorrect water meter piping.
16. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
17. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
18. Basement -Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
19. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
20. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
21. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
22. First Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
23. First Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
24. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
25. First Floor -Sink -(MPC 701) Install the waste piping to code.
26. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
27. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
28. First Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
29. First Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
30. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
31. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.

32. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
33. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
34. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
35. Second Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
36. Second Floor -Sink -(MPC 701) Install the waste piping to code.
37. Second Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
38. Second Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
39. 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. 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. Replace furnace/boiler flue venting to code.
3. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
4. Provide adequate combustion air and support duct to code.
5. Provide support for gas lines to code.
6. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
7. 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.
8. 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.
9. Repair and/or replace heating registers as necessary
10. Provide heat in every habitable room and bathrooms.
11. Conduct witnessed pressure test on gas piping system and check for leaks.
12. 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.

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.
3. 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 651-266-9033 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