



CITY OF SAINT PAUL

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Saint Paul, MN 55101-1806

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Code Compliance Report

August 28, 2020

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

LAINE OSWALD
2563 BURNHAM ROAD
MINNEAPOLIS MN 55416

Re: 959 Hudson Road
File#: 14 302138 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on July 23, 2020.

Please be advised that this report is accurate and correct as of the date August 28, 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 August 28, 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. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
3. 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)
4. Repair or replace damaged doors and frames as necessary, including storm

- doors. 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. 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)
 8. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
 9. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 10. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
 11. 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
 12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
 13. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
 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. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
 17. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
 18. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
 19. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
 20. 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
 21. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
 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. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
 24. 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. Ensure/rewire all electrical associated with NM cables dated after 2010 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
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. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
4. Repair damaged electrical and wire to current NEC.
5. No access to garage at time of inspection.
6. Provide heat loss calculation where electric baseboard heat is used.
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. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
12. 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
13. 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
14. Install box extensions on devices mounted in wood paneling. Article 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 -Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
2. 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.
3. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
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) Support the water meter to code.
7. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
8. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
9. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.

10. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
11. Bathroom -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
12. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
13. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
14. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
15. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
16. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
17. First Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
18. First Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
19. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
20. First Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
21. First Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
22. First Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
23. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
24. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
25. First Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
26. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
27. Second Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
28. Second Floor -Sink -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
29. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
30. Second Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
31. Second Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.

32. 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 lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
2. 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.
3. Install approved metal chimney liner.
4. Replace furnace/boiler flue venting to code.
5. Connect furnace/boiler and water heater venting into chimney liner.
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.
10. Remove or abate all friable asbestos material. Provide documentation that this work was performed by a state licensed asbestos abatement contractor.
11. Provide heat in every habitable room and bathrooms.
12. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank.
13. Support supply and return piping from heating system according to code.
14. Conduct witnessed pressure test on hot water heating system and check for leaks.
15. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
16. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
17. Repair or replace radiator valves as needed.
18. Conduct witnessed pressure test on gas piping system and check for leaks.
19. Mechanical permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Interior of garage not available for inspection. Repair per applicable codes.

Re: 959 Hudson Road
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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