



CITY OF SAINT PAUL

Code Compliance Report

March 31, 2020

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

Kondaur Capital Corporation
333 S ANITA DR STE 400
ORANGE CA 92868

Re: 1696 Bohland Ave
File#: 17 046888 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on February 20, 2020.

Please be advised that this report is accurate and correct as of the date March 31, 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 March 31, 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) R2 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

1. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
2. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
3. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
4. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
5. Provide general rehabilitation of garage. SPLC 34.32 (3)

6. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
7. Remove and replace rotten sill in main bathroom.
8. Verify tiles in basement level do not contain asbestos.
9. 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
10. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
11. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
12. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
13. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
14. 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)
15. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
16. 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
17. 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 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. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, 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. Throughout -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
5. Throughout -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
6. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.

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

PLUMBING Inspector: Tom Schweitzer

Phone: 651-266-9055

1. Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
2. Laundry Tub -(MPC 701) Install the waste piping to code.
3. Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
4. Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
5. Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
6. Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
7. Tub and Shower -(MPC 701) Install the waste piping to code.
8. Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
9. Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
10. Water Piping -(MPC 610) Replace all the improperly sized water piping.
11. Water Piping -(MPC 604) Replace all the improper fittings and fittings that have improper usage.
12. Water Piping -(MPC 604) Replace all improper water piping and piping with improper usage.
13. 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: Pat McCullough

Phone: 651-266-9015

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. Connect furnace/boiler and water heater venting into chimney liner
4. Provide adequate combustion air and support duct to code
5. Clean all supply and return ducts for warm air heating system
6. Repair and/or replace heating registers as necessary
7. Provide heat in every habitable room and bathrooms
8. Run condensate drain from A/C unit coil in basement to an approved location

and secure as needed

9. Mechanical permits are required for the above work.

Notes:

1. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

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 651-266-9046 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