



## Code Compliance Report

April 24, 2017

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

CHRIS RUEB (POA FOR JOHN NIESZNER)  
854 EDMUND AVE  
ST PAUL MN 55104-2730

Re: 854 Edmund Ave  
File#: 16 110798 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on April 11, 2017.

Please be advised that this report is accurate and correct as of the date April 24, 2017. 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 April 24, 2017. 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. The property was inspected as a Duplex.

**This property was inspected as a Duplex which is not permitted in this zoning district; this property may be a non-conforming use and will require zoning approval before a sale can be approved, any permits may be issued or any work on the property is started.**

**BUILDING Inspector: Jim Seeger**

**Phone: 651-266-9046**

1. 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

2. 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
3. Provide major clean- up of premises. SPLC 34.34 (4)
4. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
5. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
6. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
7. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
8. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
9. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
10. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
11. Provide general rehabilitation of garage. SPLC 34.32 (3)
12. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
13. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
14. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
15. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
16. Remove trees from around house foundation and kill roots. Also remove vines from obstructing access to house.
17. Install code approved attic access to code size.
18. Repair 1st. floor bath ceiling to code with inspections and 1 hour rated assembly.
19. Repair soffits and fascia where damaged or missing.
20. East side of garage needs to be re- plumbed (leaning to south) no access to west side of garage and 2nd. floor , all to meet code.
21. Replace decayed garage siding at grade with code approved materials.
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. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
25. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
26. 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)
27. Where wall and ceiling covering is removed install full thickness or code-

- specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)  
28. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4  
29. 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: Dave Blank**

**Phone: 651- 266- 9035**

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1. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
2. Close openings in junction boxes with knockout seals. Article 110.12 (A), NEC
3. 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
4. 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
5. Install hard-wired, battery backup, smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and as required by the Minnesota State Building Code. SPLC 58, IRC
6. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
7. Ensure proper access to service panel for 2nd level unit.
8. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

**PLUMBING Inspector: Jim Kaufer**

**Phone: 651- 266- 9054**

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1. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
2. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
3. Basement - Laundry Tub - (MPC 701) Install the waste piping to code.
4. Basement - Laundry Tub - (MPC .0100 B) Provide the proper potable water protection for the faucet spout.
5. Basement - Soil and Waste Piping - (MPC 709.1) Install a front sewer clean out.
6. Basement - Soil and Waste Piping - (MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
7. Basement - Soil and Waste Piping - (MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
8. Basement - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
9. Basement - Tub and Shower - (MPC 701) Install the waste piping to code.
10. Basement - Tub and Shower - (MPC .0100 P & Q & 419.2) Install the water piping to code.
11. Basement - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.

12. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
13. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
14. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
15. Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.
16. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
17. Basement - Water Meter - (MPC 609.11 & SPRW Sec. 904.04 (a)) Raise the water meter to a minimum of 12 inches above the floor.
18. Basement - Water Meter - (MPC 606.2) The service valves must be functional and installed to code.
19. Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
20. Basement - Water Piping - (MPC 610) Replace all the improperly sized water piping.
21. Exterior - Lawn Hydrants - (MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
22. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
23. Exterior - Rain Leader - (MPC 1101.2) The rain leaders must be separated from the sanitary sewer.
24. Exterior - Rain Leader - (MPC .0100 L & M & 708.1) The rain leaders must be properly plugged or capped to code.
25. First Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
26. First Floor - Lavatory - (MPC 701) Install the waste piping to code.
27. First Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
28. First Floor - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
29. First Floor - Sink - (MPC 701) Install the waste piping to code.
30. First Floor - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
31. First Floor - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
32. First Floor - Toilet Facilities - (MPC 701) Install the waste piping to code.
33. First Floor - Toilet Facilities - (MPC .0100 P & Q & 419.2) Install the water piping to code.
34. First Floor - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
35. First Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
36. First Floor - Tub and Shower - (MPC .0100 P & Q & 419.2) Install the water piping to code.
37. First Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.

38. Second Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
39. Second Floor - Lavatory - (MPC 701) Install the waste piping to code.
40. Second Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
41. Second Floor - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
42. Second Floor - Sink - (MPC 701) Install the waste piping to code.
43. Second Floor - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
44. Second Floor - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
45. Second Floor - Toilet Facilities - (MPC 701) Install the waste piping to code.
46. Second Floor - Toilet Facilities - (MPC .0100 P & Q & 419.2) Install the water piping to code.
47. Second Floor - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
48. Second Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
49. Second Floor - Tub and Shower - (MPC .0100 P & Q & 419.2) Install the water piping to code.
50. Second Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
51. 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: Christi Dick**

**Phone: 651- 266- 9045**

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1. Clean and Orsat test furnace 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. Provide thirty (30) inches of clearance in front of furnace for service
3. Move return air intake a minimum of ten (10) feet from furnace flue draft diverter or relocate it to another room
4. Replace furnace flue venting to code
5. Vent clothes dryer to code
6. Provide support for gas lines to code
7. Plug, cap and/or remove all disconnected gas lines and unapproved plug valves.
8. Install furnace air filter access cover

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9. Clean all supply and return ducts for warm air heating system
10. Repair and/or replace heating registers as necessary
11. Provide heat in every habitable room and bathrooms
12. Provide a means of return air from every habitable room to the furnace.

**Notes:**

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1. See attachment for permit requirements and appeals procedure.
2. Provide plans and specifications for any portion of the building that is to be rebuilt.
3. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
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.)

If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger  
Code Compliance Officer  
Department of Safety and Inspections  
City of Saint Paul  
375 Jackson Street, Suite 220  
Saint Paul MN 55101  
Phone: 651-266-9046  
Email: jim.seeger@ci.stpaul.mn.us

Attachments