



CITY OF SAINT PAUL

## Code Compliance Report

December 02, 2020

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

Susie Doris Thill  
9674 Bluegill Bay  
Woodbury MN 55125-8544

Re: 854 Edmund Ave  
File#: 16 110798 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on November 10, 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) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

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: 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. Weather seal exterior doors, threshold and weather-stripping. 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. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
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. Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, one-half of which shall operate. SPLC 34.14 (1)
11. Provide major clean-up of premises. SPLC 34.34 (4)
12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
13. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
14. Replace or repair landing and stairway per code. SPLC 34.09 (2)
15. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
16. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
17. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
18. Provide general rehabilitation of garage. SPLC 34.32 (3)
19. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
20. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
21. Remove wall and ceiling covering at north end of basement.
22. Need to replace garage door with a wind loaded overhead garage door.
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. 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)
29. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
  30. 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. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
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. 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
4. Replace electrical service panel due to excessive corrosion. Article 110.12 (B), NEC
5. All branch circuit wiring removed. Wire structure to current NEC.
6. Ensure the 2nd floor units electrical service panelboard is accessible to that unit.
7. 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 -Laundry Tub -(MPC 701) Install the waste piping to code.
2. Basement -Laundry Tub -(MPC .0100 P & Q & 419.2) Install the water piping to code.
3. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
4. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
5. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
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 -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
9. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
10. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
11. Basement -Water Heater -(MPC 501)Install the water piping for the water

heater to code.

12. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
13. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
14. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
15. Basement -Water Piping -(MPC 603.5.10) Install a proper backflow assembly or device for the boiler fill water line.
16. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
17. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
18. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
19. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
20. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
21. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
22. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
23. First Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
24. First Floor -Toilet Facilities -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
25. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
26. First Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
27. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
28. Second Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
29. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
30. Second Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
31. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
32. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
33. Second Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
34. Second Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
35. Second Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.

36. Second Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
37. Second Floor -Tub and Shower -(MPC 417.1) Provide a code compliant faucet with the proper air gap.
38. 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: Erik Witt

Phone: 651-266-9045

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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.
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. 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.
8. Repair and/or replace heating registers as necessary.
9. Provide heat in every habitable room and bathrooms.
10. Run condensate drain from A/C unit coil in basement to an approved location and secure as needed.
11. Mechanical permits are required for the above work.

Notes:

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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. Provide plans and specifications for any portion of the building that is to be rebuilt.
4. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
5. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet

appropriate codes when completed.

6. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
7. 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](mailto:nathan.bruhn@ci.stpaul.mn.us)

Attachments