



CITY OF SAINT PAUL

Code Compliance Report

April 16, 2021

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

JOHN RAY
1219 BIDWELL AVE
WEST ST PAUL MN 55118

Re: 655 Jessamine Ave E
File#: 19 052425 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on March 23, 2021.

Please be advised that this report is accurate and correct as of the date April 16, 2021. 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 16, 2021. 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. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
3. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
4. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)

5. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
6. 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)
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. Provide major clean-up of premises. SPLC 34.34 (4)
11. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
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. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
16. Remove rotten deck from rear porch roof. Verify roof in good condition.
17. Remove 2nd floor exterior door to rear porch roof.
18. Remove all wall covering in basement.
19. Install gutters and downspouts at west side of property.
20. Remove garage/ shed.
21. Weather seal basement bulk head using approved materials. SPLC 34.09 (1b)
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. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
24. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
25. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
26. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
27. 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)
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)

ELECTRICAL Inspector: Randy Klossner

Phone: 651-266-9032

1. Properly wire whirlpool tub to Article 680, current NEC.
2. 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
3. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
 4. 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
 5. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
 6. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
 7. Repair damaged electrical due to current NEC.
 8. Multiple areas of illegal wiring including in wall splices. Repair/rewire these areas to current NEC standards.
 9. Install listed boxes for all lighting and ceiling fan fixtures including exterior lights.
 10. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
 11. 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
 12. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
 13. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
 14. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
 15. 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
 16. Properly strap and support cables and/or conduits. Chapter 3, NEC
 17. 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
 18. 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 -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 .0100 & 901) Install a proper fixture vent to code.
4. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
5. Basement -Laundry Tub -(MPC .0100 P & Q & 419.2) Install the water piping to

code.

6. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
7. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
8. Basement -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
9. Basement -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
10. Basement -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
11. Basement -Tub and Shower -(MPC 701) Install the waste piping to code.
12. Basement -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
13. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
14. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
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 & SPRWS Sec.88.14) The water meter must be installed and in service.
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 -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
21. Basement -Water Piping -(MPC 313) Add the appropriate water pipe hangers.
22. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
23. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
24. Exterior -Rain Leader -(MPC .0100 L & M & 708.1) The rain leaders must be properly plugged or capped to code.
25. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
26. First Floor -Sink -(MPC 701) Install the waste piping to code.
27. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
28. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
29. Kitchen -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
30. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to

code.

31. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
32. Second Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
33. Second Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
34. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
35. 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.
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.
7. Provide heat in every habitable room and bathrooms.
8. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank.
9. Support supply and return piping from heating system according to code.
10. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
11. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
12. Repair or replace radiator valves as needed.
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.

Re: 655 Jessamine Ave E
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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