Department of Safety & Inspectior
Angie Wiese, Director

CITY OF SAINT PAUL

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Code Compliance Report

February 11, 2025

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

Gregory P Adelmann
8000 18th St W
St Louis Park MN 55426-1906

Re: 355 Cook Ave E
File#: 23 057730 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 06, 2024.

Please be advised that this report is accurate and correct as of the date February 11, 2025. 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 February 11, 2025. 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 Robert Humphrey at 651-266-9123.

Please note that permits cannot be issued online. Permits must be applied for in person, via fax or mail.

BUILDING Inspector: Clint Zane Phone: 651-266-9029

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. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (exept. 4)

3. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
4. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
5. ***Repair top step to attic
6. ***Insulation missing in attic, ensure full coverage
7. ***Repair steps to boulevard that are deteriorated
8. ***Provide access to room under stairs in basement. Was screwed shut during inspection.
9. ***Repair roof sheathing and associated shingle/underlayment repair at chimney/flue location.
10. ***Repair or replace front concrete steps to porch: must be level. Replace rear concrete steps: must have flat and level surfaces.
11. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
12. 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
13. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
14. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
15. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
16. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
17. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
18. 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)
19. 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: Dan Moynihan Phone: 651-266-9036

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1. Back -NEC 110.3(B), 314.20 2020 - Properly support/wire exterior luminaire (light fixture) at entry door(s).
2. Basement -NEC 422.12 & Chapter 3 2020 - Properly wire furnace to current NEC. Remove receptacle if not being used, or rewire to proper polarity.
3. Throughout -NEC 406.4(D) & 410 2020 - Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
4. Throughout -NEC 406.4(D) 2020 - 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. 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 -(MMC 103) Remove all disconnected gas lines and unapproved valves.
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 709.1) Install a front sewer clean out.
4. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
5. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
6. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
7. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
8. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
9. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
10. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
11. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
12. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
13. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
14. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
15. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
16. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
17. Second Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
18. Second Floor -Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
19. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
20. Second Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
21. Second Floor -Tub and Shower -(MPC 409.2) Provide an approved waste

stopper

22. 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. SPLC 34.11 (6) - Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace/boiler heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
2. Per MFGC 2020 503.1 - Replace furnace/boiler flue venting to code.
3. Per MMC 2020 605 -Install user friendly cover to seal filter access.
4. Per MMC 2020 1346.0103 -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.
5. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.
6. Per MMC 2020 601.5 - Provide a means of returning air from every habitable room to the furnace. Return air shall not be taken from closets, bathrooms, toilet rooms, kitchen, or mechanical rooms.

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 Clint Zane between 7:30 - 9:00 AM at 651-266-9029 or leave a voice mail message.

Sincerely,

Clint Zane
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 300
Saint Paul MN 55101
Phone: 651-266-9029
Email: Clint.Zane@ci.stpaul.mn.us

Attachments