



CITY OF SAINT PAUL

## Code Compliance Report

January 11, 2024

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

Hermanson Investments Llc  
15 Gideons Point Rd  
Excelsior MN 55331-9526

Re: 1262 Minnehaha Ave E  
File#: 21 247594 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on December 26, 2023.

Please be advised that this report is accurate and correct as of the date January 11, 2024. 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 January 11, 2024. 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.\*\*

### ZONING

1. This property is in a(n) H1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Clint Zane

Phone: 651-266-9029

1. 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
2. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
3. 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)
4. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
5. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
6. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
7. 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
8. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
9. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
10. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
11. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
12. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
13. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
14. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
15. Provide general rehabilitation of garage. SPLC 34.32 (3)
16. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
17. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
18. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
19. \*\*\*Guardrails and handrails at front steps and steps to boulevard to be code compliant
20. \*\*\*Replace rotted sheathing on garage, even if slightly rotted.
21. \*\*\*Replace basement egress window hardware or entire window.
22. \*\*\*Patch hole/hatch in upper bedroom in an approved manner.
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. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
26. 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)

27. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
28. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
29. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
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: Gary Koehnen

Phone: 651-266-9039

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1. NEC 334 & SPLC 33.01 2020 - Ensure/rewire all electrical associated with NM cables dated after \_\_\_\_\_ to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
2. SPLC 58 2020 - Install hard-wired 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.
3. SPLC 34.14(2)(a) 2020 - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Including garage and exterior.
4. NEC 250.28 2020 - Properly bond neutral bar to service panelboard enclosure.
5. NEC 210.4(B) 2020 - Properly wire multi-wire circuits in panelboard to ensure ungrounded conductors on opposite phases.
6. NEC 110.26(E)(1)a & b. Relocate panel or provided protection is installed to avoid damage to the electrical equipment from condensation, leaks, or breaks in such foreign systems.
7. NEC 422.12 & Chapter 3 2020 - Properly wire furnace to current NEC.
8. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
9. NEC 250.68(B)(C) 2020 - 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
10. NEC 408.4 2020 - Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
11. NEC 240.4 2020 - Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
12. NEC 110.12(A) 2020 - 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
13. NEC Chapter 3 2020 - Properly strap and support cables and/or conduits to the appropriate wiring method in Chapter 3 of the current NEC. Including garage and exterior.
14. 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.
15. 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
16. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Paul Zellmer

Phone: 651-266-9048

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1. 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.
2. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
3. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
4. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
5. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
6. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
7. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
8. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
9. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
10. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
11. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
12. First Floor -Tub and Shower -(MPC 409.2) Provide an approved waste stopper
13. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
14. Kitchen -Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
15. 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

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1. Per MFGC 2020 409.5 - Install approved lever handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.

2. Per MFGC 2020 409.1.4 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee. The main shutoff valve shall be installed in the first available location inside the building 5 feet or less above floor.
3. 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.
4. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.
5. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.
6. Per MFGC 2020 407.2 - Provide support for gas lines to code.
7. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
8. 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.
9. Per MMC 2020 1346.0104 - Repair and/or replace heating registers as necessary.
10. Per MMC 2020 307 - Run condensate drain from A/C unit coil in basement to an approved location and secure as needed.
11. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.
12. 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.
13. Per MMC 2020 1346.0103 - Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.

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.

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).

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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](mailto:Clint.Zane@ci.stpaul.mn.us)

Attachments