



CITY OF SAINT PAUL

Code Compliance Report

September 30, 2020

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

PETER GNATYK
4605 PRIOR AVE N
ARDEN HILLS MN 55112

Re: 46 Front Ave
File#: 18 085562 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on August 20, 2020.

Please be advised that this report is accurate and correct as of the date September 30, 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 September 30, 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) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

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. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
3. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
4. 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)
5. 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)
 6. Re-level structure as much as is practical. SPLC 34.10 (2)
 7. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
 8. 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
 9. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
 10. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
 11. Repair chimney in an approved manner. SPLC 34.09 (1)
 12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
 13. Provide general rehabilitation of garage. SPLC 34.32 (3)
 14. Remove rear deck and stairs.
 15. Need to replace over head garage door.
 16. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
 17. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
 18. 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
 19. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
 20. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
 21. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
 22. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
 23. 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. 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. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
4. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
5. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC

6. Replace/repair damaged electric baseboard heater to current NEC.
7. Install listed boxes for all lighting fixtures per the NEC.
8. Properly wire garage and garage feeder to current NEC standards.
9. 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. Provide a complete and legible circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
11. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
12. 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. Properly strap and support cables and/or conduits. Chapter 3, NEC
14. 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
15. 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. Install box extensions on devices mounted in wood paneling and other required locations. Article 314.20, NEC
17. 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 -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
2. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
3. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
4. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
5. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
6. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
7. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
8. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
9. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
10. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint

between the fixture and the wall or floor.

11. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
12. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
13. First Floor -Gas Piping -(MMC 103) Remove all disconnected gas lines and unapproved valves.
14. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
15. First Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
16. First Floor -Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
17. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
18. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
19. Second Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
20. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
21. Second Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
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: Erik Witt

Phone: 651 -266 -9045

1. Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
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. Mechanical permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.

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