



CITY OF SAINT PAUL

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## Code Compliance Report

December 03, 2021

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

Wesley Hart  
13130 QUAIL CREEK DRIVE NE  
BLAINE MN 55449

Re: 378 Sims Ave  
File#: 21 243458 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on November 16, 2021.

Please be advised that this report is accurate and correct as of the date December 03, 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 December 03, 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. The property was inspected as a Duplex.

**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. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
3. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
4. 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)
5. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
  6. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
  7. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
  8. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
  9. 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)
  10. 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)
  11. Charred building components shall be scraped or sandblasted completely clean and water- damaged components replaced. A determination of necessary fire damage corrective measures shall be made by this department or by a registered structural engineer as to replacement, repairs, etc. All smoke damaged and charred members shall be cleaned, sealed and deodorized. SPLC 34.09
  12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
  13. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
  14. Where wall and ceiling covering is removed install full thickness or code- specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
  15. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
  16. 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
  17. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
  18. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
  19. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
  20. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
  21. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
  22. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
  23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
  24. Remove wall covering from basement.
  25. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
  26. 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
  27. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317

28. 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
29. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
30. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
31. 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**

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1. Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
2. All areas with wall and ceilings removed shall be wired to the current NEC.
3. No access to garage at time of inspection. Insure garage is wired to NEC standards.
4. Install listed boxes for all lighting fixtures.
5. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
6. Properly strap and support cables and/or conduits. Chapter 3, NEC
7. 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
8. 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
9. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
10. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
11. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
12. Repair damaged electrical due to current NEC.
13. 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 - Gas Piping - (MMC 103) Replace corroded gas piping/fittings.
2. Basement - Laundry Tub - (MPC .0100 & 901) Install a proper fixture vent to code.
3. Basement - Laundry Tub - (MPC 701) Install the waste piping to code.
4. Basement - Plumbing - General - (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
5. 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.
6. Basement - Soil and Waste Piping - (MPC 709.1) Install a front sewer clean out.
  7. Basement - Soil and Waste Piping - (MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
  8. Basement - Soil and Waste Piping - (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
  9. Basement - Soil and Waste Piping - (MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
  10. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
  11. Basement - Water Heater - (MFGC 503) Install the water heater gas venting 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 609.11) Support the water meter to code.
  15. Basement - Water Meter - (MPC 606.2) The service valves must be functional and installed to code.
  16. Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
  17. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
  18. Bathroom - Plumbing - General - (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
  19. Bathroom - Plumbing - General - (MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
  20. Exterior - Lawn Hydrants - (MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
  21. First Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
  22. First Floor - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
  23. First Floor - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
  24. First Floor - Sink - (MPC 701) Install the waste piping to code.
  25. First Floor - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
  26. First Floor - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
  27. First Floor - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
  28. First Floor - Toilet Facilities - (MPC 701) Install the waste piping to code.
  29. First Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
  30. First Floor - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.

31. First Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
32. First Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
33. First Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
34. Second Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
35. Second Floor - Lavatory - (MPC 701) Install the waste piping to code.
36. Second Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
37. Second Floor - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
38. Second Floor - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
39. Second Floor - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
40. Second Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
41. Second Floor - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
42. Second Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
43. Second Floor - Tub and Shower - (MPC .0100 P & Q & 419.2) Install the water piping to code.
44. Second Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
45. 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. Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
2. 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.
3. Replace furnace/boiler flue venting to code.
4. Vent clothes dryer to code.
5. Provide adequate combustion air and support duct to code.
6. Provide support for gas lines to code.

7. Plug, cap and/or remove all disconnected gas lines.
8. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.
9. Provide heat in every habitable room and bathrooms.
10. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank.
11. Support supply and return piping from heating system according to code.
12. Conduct witnessed pressure test on hot water heating system and check for leaks.
13. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
14. Repair or replace radiator valves as needed.
15. Remove or abate all friable asbestos material. Provide documentation that this work was performed by a state licensed asbestos abatement contractor.
16. Mechanical permits are required for the above work.

**Notes:**

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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.)

Re: 378 Sims Ave  
December 03, 2021  
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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