



Code Compliance Report

August 12, 2021

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

Bph 1 Llc
Po Box 127
Levittown NY 11756-0127

Re: 1726 4th St E
File#: 20 030776 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on July 13, 2021.

Please be advised that this report is accurate and correct as of the date August 12, 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 August 12, 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) R3 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

1. Remove mold, mildew and moldy or water damaged materials. 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. Where wall and ceiling covering is removed install full thickness or code- specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 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. Provide major clean- up of premises. SPLC 34.34 (4)
 10. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
 11. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
 12. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
 13. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
 14. Replace or repair landing and stairway per code. SPLC 34.09 (2)
 15. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 16. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
 17. Repair chimney in an approved manner. SPLC 34.09 (1)
 18. Remove storage building from rear of property.
 19. Remove awning from east side of property.
 20. Provide an adequate, code approved accessible route into the building.
 21. Remove skirt from front porch area to verify proper insulation at front room. Front room added without permits or inspection.
 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. 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. 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

1. Illegally upgraded service panel. Wire and ground to current NEC.
2. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
3. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
4. Replace electrical service panel due to excessive corrosion. Article 110.12 (B), NEC. Including mast and meter socket.
5. Repair damaged electrical due to vandalism to current NEC.
6. Properly wire furnace to current NEC.
7. 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)
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. 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. Properly strap and support cables and/or conduits. Chapter 3, NEC
11. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
12. 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
13. 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
14. 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. SPLC 58, IRC
15. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Steve Fernlund

Phone: 651- 266- 9052

1. Basement - Unable to access basement. All plumbing shall meet the minimum requirements of the Minnesota Uniform Plumbing Code, Chapter 4714.
2. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
3. First Floor - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
4. First Floor - Sink - (MPC 701) Install the waste piping to code.
5. First Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
6. First Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
7. Second Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.

8. Second Floor - Lavatory - (MPC 701) Install the waste piping to code.
9. Second Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
10. Second Floor - Tub and Shower - (MPC 417.1) Provide a code compliant faucet with the proper air gap.
11. Second Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
12. 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. Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
2. Install approved automatic gas valve for furnace/boiler.
3. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
4. 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.
5. Vent clothes dryer to code.
6. Provide adequate combustion air and support duct to code.
7. Provide support for gas lines to code.
8. Plug, cap and/or remove all disconnected gas lines.
9. 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.
10. 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.
11. Repair and/or replace heating registers as necessary.
12. Provide heat in every habitable room and bathrooms.
13. 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.)

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