



CITY OF SAINT PAUL

Code Compliance Report

March 12, 2024

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

RCF 2 ACQUISITION TRUST
11806 ABERDEEN ST NE #100
BLAINE MN 55449

Re: 1650 Sherburne Ave
File#: 23 002107 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on February 08, 2024.

Please be advised that this report is accurate and correct as of the date March 12, 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 March 12, 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) RM2 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Clint Zane

Phone: 651-266-9029

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. 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. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
11. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
12. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
13. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
14. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
15. ***Pull additional permit for the unpermitted, uninspected parking structure next to garage.
16. ***Egress windows in any basement bedrooms.
17. 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
18. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
19. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
20. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
21. 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)
22. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
23. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
24. 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: Dave Blank

Phone: 651-266-9035

1. 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
2. NEC 408.4 2020 - Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
 3. 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
 4. NEC Chapter 3 2020 - Properly strap and support cables and/or conduits to the appropriate wiring method in Chapter 3 of the current NEC.
 5. NEC 400.8 2020 - Remove all cord wiring used as a substitute for fixed wiring.
 6. 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.
 7. 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
 8. SPLC 34.14(2)(a) 2020 - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
 9. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Jim Kaufer

Phone: 651-266-9054

1. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
2. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
3. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
4. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
5. Basement -Laundry Tub -(MPC .0100 P & Q & 419.2) Install the water piping to code.
6. Basement -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
7. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
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 -Soil and Waste Piping -(MPC .0100 M & 418.2) Replace the floor drain cover or clean out plug.
11. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
12. Basement -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.

13. Basement -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
14. Basement -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
15. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
16. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
17. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
18. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
19. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
20. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
21. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
22. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
23. Basement -Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
24. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
25. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
26. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
27. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
28. First Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
29. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
30. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
31. 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: Laurent Wickland

Phone: 651-266-9031

1. 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.
2. SPLC 34.11 (6) - Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks. Provide documentation from a licensed contractor that the heating unit is safe to operate.
 3. Per MFGC 2020 501.12 - Install approved metal chimney liner.
 4. Per MFGC 2020 503.1 - Replace furnace/water heater flue venting to code.
 5. Per MFGC 2020 501.12 - Connect furnace/boiler and water heater venting into chimney liner.
 6. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.
 7. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.
 8. Per MFGC 2020 407.2 - Provide support for gas lines to code.
 9. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
 10. Per MMC 2020 605 - Install user friendly cover to seal filter access.
 11. Per MMC 2020 1346.0103 - Provide all supply, return ducts and furnace 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 and furnace has been cleaned.
 12. Per MMC 2020 1346.0104 - Repair and/or replace heating registers as necessary.
 13. SPLC 34.11 Provide heat in every habitable room.
 14. Per MMC 2020 1208.1 - Conduct witnessed pressure test on gas piping system and check for leaks.
 15. Per MMC 2020 307 - Run condensate drain from A/C unit coil in basement to an approved location and secure as needed.
 16. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.
 17. 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.
 18. Per MMC 2020 1346.0103 - Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.
 19. Per MRC 2020 R303.3 - Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.

Notes:

1. See attachment for permit requirements and appeals procedure.

Re: 1650 Sherburne Ave
March 12, 2024
Page 6

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).

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