



CITY OF SAINT PAUL

Code Compliance Report

October 15, 2024

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

Patrick L Cusick
517 Iowa Ave E
St Paul MN 55130-3024

Re: 517 Iowa Ave E
File#: 23 098289 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on September 19, 2024.

Please be advised that this report is accurate and correct as of the date October 15, 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 October 15, 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. 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
3. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
4. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
5. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
6. *** Fire - bedrooms taken down to studs and entire home was treated with a sealer paint at time of inspection.
7. ***Garage was inaccessible at the time of inspection. Have inspected to verify any required corrections.
8. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
9. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
10. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
11. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
12. 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)
13. 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
14. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
15. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
16. 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: Dan Moynihan

Phone: 651-266-9036

1. 1st Floor -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.
2. Basement -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
3. Basement -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. Basement -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. Throughout -No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
 6. Throughout -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. Throughout -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. Throughout -SPLC 34.14(2)(a) 2020 - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. No access to garage, verify electrical wiring to code installed under and maintained.
 9. Throughout -SPLC 34.14(2) 2020 - Repair damaged electrical due to vandalism and fire to current NEC.
 10. 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 -Laundry Tub -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
2. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
3. Basement -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
4. Basement -Lavatory -(MPC 701) Install the waste piping to code.
5. Basement -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
6. 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.
7. Basement -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
8. Basement -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
9. Basement -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
10. Basement -Tub and Shower -(MPC 701) Install the waste piping to code.
11. Basement -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
12. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
13. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
14. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a

chimney liner.

15. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
16. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
17. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
18. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
19. Basement -Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
20. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
21. Bathroom -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
22. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
23. Exterior -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
24. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
25. First Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
26. First Floor -Sink -(MPC 701) Install the waste piping to code.
27. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
28. First Floor -Sink -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
29. First Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
30. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
31. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
32. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
33. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
34. 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.

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. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.
3. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.
4. Per MFGC 2020 407.2 - Provide support for gas lines to code.
5. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
6. 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.
7. Per MMC 2020 1346.0104 - Repair and/or replace heating registers as necessary.
8. SPLC 34.11 Provide heat in every habitable room.
9. Per MFGC 406 - Conduct witnessed pressure test on gas piping system and check for leaks.
10. Per MMC 2020 1300.0120 - Mechanical and Warm Air and Ventilation permits are required for the above work.
11. 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.
12. 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.

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: 517 Iowa Ave E
October 15, 2024
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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