



CITY OF SAINT PAUL

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Saint Paul, MN 55101-1806

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Code Compliance Report

June 05, 2023

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

William Mellgren LLC
1905 Trillium Way
Hudson WI 54016-8199

Re: 692 6th St E
File#: 19 012825 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on April 19, 2023.

Please be advised that this report is accurate and correct as of the date June 05, 2023. 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 June 05, 2023. 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) RT1 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. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
 3. 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)
 4. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
 5. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
 6. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
 7. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
 8. 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)
 9. 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)
 10. 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
 11. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
 12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
 13. Where wall and ceiling covering is removed install full thickness or code- specified insulation. MN Energy Code Ch. 1322.1101 (exept. 4)
 14. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
 15. 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
 16. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
 17. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
 18. Replace or repair landing and stairway per code. SPLC 34.09 (2)
 19. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
 20. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
 21. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
 22. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
 23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
 24. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)

25. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
26. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
27. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
28. Repair/Replace front steps
29. Repair eyebrow right elevation
30. Replace any rotted material and have inspected before covering
31. Replace all siding, replace sheathing as necessary
32. Repair / Replace flat deck on right elevation repair / replace
33. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
34. Cover water meter pit with concrete or decay resistant, screwed- down cover. Cleanouts to be flush with floor slab.
35. 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
36. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
37. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
38. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
39. 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. Major fire damage, rewire entire home to current NEC standards.
2. 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 - Gas Piping - (MMC 103) Replace corroded gas piping/fittings.
2. Basement - Laundry Tub - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
3. 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.
4. Basement - Soil and Waste Piping - (MPC 709.1) Install a front sewer clean out.
5. Basement - Soil and Waste Piping - (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
6. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
7. Basement - Water Heater - (MPC 501) Install the water piping for the water

heater to code.

8. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
9. Basement - Water Meter - (MPC 609.11 & SPRW Sec. 904.04 (a)) Raise the water meter to a minimum of 12 inches above the floor.
10. Basement - Water Meter - (MPC 609.11 & SPRWS Sec. 88.14) The water meter must be installed and in service.
11. Basement - Water Meter - (SPRWS Sec. 94.04 & 94.16(g)) The water meter must be removed from the pit.
12. Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
13. Basement - Water Piping - (MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
14. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
15. Bathroom - Plumbing - General - (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
16. Bathroom - Plumbing - General - (MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
17. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
18. First Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
19. First Floor - Lavatory - (MPC 701) Install the waste piping to code.
20. First Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
21. First Floor - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
22. First Floor - Sink - (MPC 701) Install the waste piping to code.
23. First Floor - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
24. First Floor - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
25. First Floor - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
26. First Floor - Toilet Facilities - (MPC 701) Install the waste piping to code.
27. First Floor - Toilet Facilities - (MPC .0100 P & Q & 419.2) Install the water piping to code.
28. First Floor - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
29. First Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
30. First Floor - Tub and Shower - (MPC .0100 P & Q & 419.2) Install the water piping to code.
31. Second Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
32. Second Floor - Lavatory - (MPC 701) Install the waste piping to code.
33. Second Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.

34. Second Floor - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
35. Second Floor - Toilet Facilities - (MPC 701) Install the waste piping to code.
36. Second Floor - Toilet Facilities - (MPC .0100 P & Q & 419.2) Install the water piping to code.
37. Second Floor - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
38. Second Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
39. Second Floor - Tub and Shower - (MPC .0100 P & Q & 419.2) Install the water piping to code.
40. 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 lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
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 and unapproved valves.
8. 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.
9. All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
10. Repair and/or replace heating registers as necessary
11. Provide heat in every habitable room and bathrooms.
12. Conduct witnessed pressure test on gas piping system and check for leaks.
13. Mechanical permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
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