



CITY OF SAINT PAUL

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Saint Paul, MN 55101-1806

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Code Compliance Report

July 17, 2023

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

Arlana Omaha
7925 LAD PKWY
BROOKLYN PARK MN 55443

Re: 1356 Reaney Ave
File#: 22 039068 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on June 07, 2023.

Please be advised that this report is accurate and correct as of the date July 17, 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 July 17, 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) R4 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 (except. 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. Provide major clean-up of premises. SPLC 34.34 (4)
 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. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
 20. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 21. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
 22. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
 23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
 24. Provide general rehabilitation of garage. SPLC 34.32 (3)
 25. Install address numbers visible from street and on the alley side of garage.

SPLC 70.01

26. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
27. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
28. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
29. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
30. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
31. *** Repair retaining wall.
32. ***Replace basement window that is covered with wood or block in.
33. ***Repair/replace or remove accessible ramp and lift. Repair deck per code.
34. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
35. ***Structural inspection of existing framing required when walls and ceilings are opened up in the upper level to verify whether engineering or other remedy will be required.
36. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
37. 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
38. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
39. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
40. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
41. 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

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1. 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)
 2. 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
 3. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
 4. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.. Including exterior of the home and the garage(need access)
 5. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards.

Article 334.15 (C), current NEC

6. Replace electrical service panel due to excessive corrosion. Article 110.12 (B), NEC. Including mast/meter and panelboard.
7. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
8. Repair damaged electrical due to vandalism to current NEC.
9. Properly wire furnace to current NEC.
10. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
11. 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
12. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
13. 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
14. Properly strap and support cables and/or conduits. Chapter 3, NEC. Including exterior of the home and the garage(need access)
15. 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
16. 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
17. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
18. 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 -(MFGC 614.1-614.7) Vent clothes dryer to code.
2. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
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 .0100 P & Q & 419.2) Install the water piping to code.
6. Basement -Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
7. 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.
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 L & M & 708.1) Plug all open piping and properly pitch all piping.
10. Basement -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
11. Basement -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
12. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
13. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
14. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
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 -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
19. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
20. Bathroom -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
21. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
22. First Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
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 -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
27. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
28. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
29. First Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
30. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.

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: 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. Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen, or mechanical rooms.
4. Replace furnace/boiler flue venting to code.
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 and unapproved valves.
9. 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.
10. 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.
11. Repair and/or replace heating registers as necessary.
12. Provide heat in every habitable room and bathrooms.
13. Conduct witnessed pressure test on gas piping system and check for leaks.
14. Mechanical permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. This property is designated by the Vacant Buildings Department as a Category #3 which requires a \$5,000.00 Performance Bond or Deposit at the time the permit is issued.
3. Provide plans and specifications for any portion of the building that is to be

rebuilt.

4. Interior of garage not available for inspection. Repair per applicable codes.

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