Department of Safety & Inspection
Angie Wiese, Director

CITY OF SAINT PAUL

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Code Compliance Report

June 10, 2024

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

Corrine M Coulter
2169 Londin Ln
St Paul MN 55119- 5301

Re: 2117 Mohawk Ave
File#: 10 413690 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on April 17, 2024.

Please be advised that this report is accurate and correct as of the date June 10, 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 June 10, 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 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

2. ***Remove rear porch and replace with code compliant steps and/or new porch.
3. ***Basement walls: Remove all loose, delaminated, skim coating and patch in a manner approved by inspector.
4. ***Install new overhead garage door
5. ***Garage is tilted. Rack back to plumb and brace in an approved manner.
6. 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. 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 334.15(C) 2020 - 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.
3. NEC 110.12(B) 2020 - Replace electrical service panel due to excessive corrosion.
4. NEC 110.11 2020 - Replace all affected conduit(s)/fittings due to excessive corrosion.
5. SPLC 34.14(2) 2020 - Repair damaged electrical due to vandalism to current NEC.
6. NEC 422.12 & Chapter 3 2020 - Properly wire furnace to current NEC.
7. 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
8. NEC Chapter 3 2020 - Properly strap and support cables and/or conduits to the appropriate wiring method in Chapter 3 of the current NEC.
9. NEC 400.8 2020 - Remove all cord wiring used as a substitute for fixed wiring.
10. 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.
11. 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
12. NEC 314.20 2020 - Install box extensions on devices mounted in wood paneling.
13. 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.
14. SPLC 34.14(2)(a) 2020 - Remove and/or rewire all illegal, improper or

hazardous wiring to current NEC.

15. 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 - Plumbing - General - (MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
2. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
3. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
4. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
5. Basement - Water Heater - (MPC .0100 Q)The water heater must be fired and in service.
6. Basement - Water Meter - (MPC 609.11) Support the water meter to code.
7. Basement - Water Piping - (MPC 603.5.10) Install a proper backflow assembly or device for the boiler fill water line.
8. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
9. Bathroom - Plumbing - General - (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
10. Bathroom - Tub and Shower - (MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
11. Bathroom - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
12. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
13. Kitchen - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
14. 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. Per MFGC 2020 409.5 - Install approved lever handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
2. MNFGC 409.1.1 - Install approved automatic gas valve for furnace/boiler.
3. SPLC 34.11 (6) - Clean and Orsat test furnace/boiler burner. Check all controls

for proper operation. Check furnace/boiler heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.

4. Per MFGC 2020 501.12 - Install approved metal chimney liner.
5. Per MFGC 2020 503.1 - Replace furnace/boiler flue venting to code.
6. Per MFGC 2020 501.12 - Connect furnace/boiler and water heater venting into chimney liner.
7. Per MFGC 2020 501.15.4 - Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
8. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.
9. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.
10. Per MFGC 2020 407.2 - Provide support for gas lines to code.
11. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non- conforming gas lines and unapproved valves.
12. Per MMC 2020 305.1 - Support supply and return piping from heating system according to code.
13. Per MMC 2020 1202.2 - Repair or replace radiator valves as needed.
14. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.

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