



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

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www.stpaul.gov/dsi

Code Compliance Report

November 21, 2023

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

Bph 1 Llc
Po Box 127
Levittown NY 11756-0127

Re: 1726 4th St E
File#: 20 030776 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on October 27, 2023.

Please be advised that this report is accurate and correct as of the date November 21, 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 November 21, 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) R3 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 complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
 3. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
 4. 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)
 5. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
 6. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
 7. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
 8. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
 9. 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)
 10. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 11. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
 12. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)
 13. 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
 14. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
 15. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 16. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
 17. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
 18. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
 19. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
 20. ***Repair / replace retaining wall
 21. ***Replace sidewalk with safe slopes in all weather conditions, add steps if necessary, in an approved manner
 22. ***Repair / replace / stabilize fence where missing pickets, rotted, or falling down
 23. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
 24. ^^Verify awning footings are at frost depth
 25. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
 26. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
 27. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
 28. 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

29. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
30. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
31. 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. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. NEC 110.11 2020 - Replace all affected conduit(s)/fittings due to excessive corrosion.
3. NEC 422.12 & Chapter 3 2020 - Properly wire furnace to current NEC.
4. 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
5. NEC Chapter 3 2020 - Properly strap and support cables and/or conduits to the appropriate wiring method in Chapter 3 of the current NEC.
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 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.
9. NEC 110.3(B), 314.20 2020 - Properly support/wire exterior luminaire (light fixture) at entry door(s).
10. SPLC 34.14(2)(a) 2020 - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
11. NEC 110.12(B) 2020 - Replace electrical service panel due to excessive corrosion. Including mast and meter.
12. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Steve Fernlund

Phone: 651-266-9052

1. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
2. Basement -Gas Piping -(MMC 103) Remove all disconnected gas lines and unapproved valves.
3. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and

gas piping for the dryer.

4. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
5. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
6. Basement -Laundry Tub -(MPC .0100 P & Q & 419.2) Install the water piping to code.
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 709.1) Install a front sewer clean out.
9. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
10. Basement -Soil and Waste Piping -(MPC 313) Install proper pipe supports.
11. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
12. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
13. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
14. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
15. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
16. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
17. Basement -Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
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 -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
23. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
24. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
25. First Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
26. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
27. First Floor -Sink -(MPC 701) Install the waste piping to code.
28. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
29. First Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
30. First Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.

31. First Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
32. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
33. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
34. First Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
35. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
36. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
37. Second Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
38. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
39. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
40. Second Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
41. Second Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
42. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
43. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
44. Second Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
45. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
46. Second Floor -Tub and Shower -(MPC 417.1) Provide a code compliant faucet with the proper air gap.
47. 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. 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.
3. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.

4. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.
5. Per MFGC 2020 407.2 - Provide support for gas lines to code.
6. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
7. Per MMC 2020 605 - Install user friendly cover to seal filter access.
8. 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.
9. Per MMC 2020 1346.0104 - Repair and/or replace heating registers as necessary.
10. SPLC 34.11 Provide heat in every habitable room.
11. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.
12. 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.
13. 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.
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.

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: 1726 4th St E
November 21, 2023
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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