



CITY OF SAINT PAUL

## Code Compliance Report

March 01, 2024

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

CCMF1 LLC  
7801 E BUSH LAKE ROAD SUITE 430  
MINNEAPOLIS MN 55439

Re: 802 Mound St  
File#: 20 027429 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on February 06, 2024.

Please be advised that this report is accurate and correct as of the date March 01, 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 March 01, 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) H2 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. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
  3. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
  4. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
  5. 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)
  6. \*\*\*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)  
\*\*\*Deck, increase joists that are overspaced, verify hangers, ledger lags and footings.
  7. Where wall and ceiling covering is removed install full thickness or code- specified insulation. MN Energy Code Ch. 1322.1101 (exept. 4)
  8. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
  9. 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
  10. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
  11. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
  12. Cover water meter pit with concrete or decay resistant, screwed- down cover. Cleanouts to be flush with floor slab.
  13. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
  14. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
  15. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
  16. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
  17. \*\*\*Retaining wall by alley needs to be repaired or replaced.
  18. Remove or encapsulate asbestos in an approved manner. MN St. 326.70- 326.81
  19. 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
  20. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
  21. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
  22. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
  23. 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)
  24. Repair or replace damaged doors and frames as necessary, including storm

doors. SPLC 34.09 (3f)

25. 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. 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 110.3(B), 314.20 2020 - Properly support/wire exterior luminaire (light fixture) at entry door(s).
3. SPLC 34.14(2)(a) 2020 - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
4. SPLC 34.14(2) 2020 - Repair damaged electrical to current NEC Standards.
5. 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
6. NEC 408.4 2020 - Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
7. NEC 110.3(B) 2020 - Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
8. NEC 240.4 2020 - Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
9. 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
10. NEC Chapter 3 2020 - Properly strap and support cables and/or conduits to the appropriate wiring method in Chapter 3 of the current NEC.
11. 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.
12. 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
13. 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 - Laundry Tub - (MPC 301.1) Repair/replace the fixture 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 409) Install the gas shut off and the gas piping to code.
7. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
8. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
9. Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.
10. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
11. Basement - Water Meter - (MPC 609.11 & SPRW Sec. 904.04 (a)) Raise the water meter to a minimum of 12 inches above the floor.
12. Basement - Water Meter - (MPC 609.11) Support the water meter to code.
13. Basement - Water Meter - (MPC 606.2) The service valves must be functional and installed to code.
14. Basement - Water Piping - (MPC 603.5.10) Install a proper backflow assembly or device for the boiler fill water line.
15. Basement - Water Piping - (MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
16. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
17. Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
18. Bathroom - Plumbing - General - (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
19. Bathroom - Plumbing - General - (MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
20. Exterior - Lawn Hydrants - (MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
21. Exterior - Rain Leader - (MPC .0100 L & M & 708.1) The rain leaders must be properly plugged or capped to code.
22. First Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
23. First Floor - Lavatory - (MPC 701) Install the waste piping to code.
24. First Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping 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 .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 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
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 - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
33. First Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
34. First Floor - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
35. First Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
36. First Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
37. First Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
38. 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. 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.
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 614 - Vent clothes dryer to code. Provide approved piping and valve.
8. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.
9. Per MFGC 2020 407.2 - Provide support for gas lines to code.
10. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
11. SPLC 34.11 Provide heat in every habitable room.

12. Per MMC 2020 Attach metal tag to nondiaphragm-type expansion tank valve stating that this valve must be open at all times except when draining the expansion tank.
13. Per MMC 2020 305.1 - Support supply and return piping from heating system according to code.
14. Per MMC 2020 1208.1 - Conduct witnessed pressure test on hot water heating system and check for leaks.
15. Per MMC 2020 1006.6 - Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
16. Per MMC 2020 1206.3 - Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
17. Per MMC 2020 1202.2 - Repair or replace radiator valves as needed.
18. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.
19. 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.
20. Per MFGC 2020 406 - Conduct witnessed pressure test gas piping system and check for leaks.

#### 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: 802 Mound St  
March 01, 2024  
Page 7

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](mailto:Clint.Zane@ci.stpaul.mn.us)

Attachments