



CITY OF SAINT PAUL

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Code Compliance Report

July 18, 2024

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

Minnesota Housing Corp
4820 Minnetonka Blvd #400
St Louis Park MN 55416-2263

Re: 929 York Ave
File#: 22 114268 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on July 03, 2024.

Please be advised that this report is accurate and correct as of the date July 18, 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 July 18, 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. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC

34.10 (1)

2. 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)
3. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
4. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
5. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
6. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
7. 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)
8. 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)
9. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
10. Where wall and ceiling covering is removed install full thickness or code- specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
11. 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
12. Weather seal basement bulk head using approved materials. SPLC 34.09 (1b)
13. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
14. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
15. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
16. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
17. Provide general rehabilitation of garage. SPLC 34.32 (3)
18. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
19. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
20. ***Replace front step in code compliant manner
21. ***Repair replace stucco as needed, a stucco permit is necessary for this
22. ***Footings under small awning roof on right elevation must be verified for code compliance and brought up to code if not compliant. Inspector to verify compliant post/beam attachment.
23. Cover water meter pit with concrete or decay resistant, screwed- down cover. Cleanouts to be flush with floor slab.
24. ***Structural engineering needed to determine appropriate remedies for extremely dilapidated house and garage. Architectural plans needed to show the proposed layout for rebuild.
25. ***Repair or replace all garage doors so no rotted material and functional.
26. ***Replace stairs to basement to same or better rise/run.

27. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
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. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
32. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
33. 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. 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 110.12(B) 2020 - Replace electrical service and wire to current NEC.
3. All wall and ceiling covers have been removed. Re- wire all including the garage to current NEC standards.
4. 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 - Soil and Waste Piping - (MPC 709.1) Install a front sewer clean out.
3. Basement - Soil and Waste Piping - (MPC 313) Install proper pipe supports.
4. Basement - Soil and Waste Piping - (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
5. Basement - Soil and Waste Piping - (MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
6. Basement - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
7. Basement - Water Heater - (MPC 507.5) Correct the pressure and temperature relief valve discharge.
8. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
9. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
10. Basement - Water Heater - (MPC 501) Install the water piping for the water

heater to code.

11. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
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 Meter - (SPRWS Sec. 94.04 & 94.16(g)) The water meter must be removed from the pit.
15. Basement - Water Piping - (MPC 610) Replace all the improperly sized water piping.
16. Basement - Water Piping - (MPC 604) Replace all the improper fittings and fittings that have improper usage.
17. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
18. Basement - Water Piping - (MPC 313) Add the appropriate water pipe hangers.
19. Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
20. Bathroom - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
21. Bathroom - Lavatory - (MPC 701) Install the waste piping to code.
22. Bathroom - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
23. Bathroom - Plumbing - General - (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
24. Bathroom - Plumbing - General - (MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
25. Bathroom - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
26. Bathroom - Toilet Facilities - (MPC 701) Install the waste piping to code.
27. Bathroom - Toilet Facilities - (MPC .0100 P & Q & 419.2) Install the water piping to code.
28. Bathroom - Tub and Shower - (MPC 701) Install the waste piping to code.
29. Bathroom - Tub and Shower - (MPC .0100 P & Q & 419.2) Install the water piping to code.
30. Bathroom - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
31. First Floor - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
32. First Floor - Sink - (MPC 701) Install the waste piping to code.
33. First Floor - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
34. First Floor - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
35. First Floor - Soil and Waste Piping - (MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.

36. 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 409.1.4 - 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.
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 all heating units are safe.
3. Per MFGC 2020 501.12 - Install approved metal chimney liner.
4. Per MFGC 2020 503.1 - Replace furnace/boiler flue venting to code.
5. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.
6. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.
7. Per MFGC 2020 407.2 - Provide support for gas lines to code.
8. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
9. SPLC 34.11 Provide heat in every habitable room.
10. Per MFGC - Conduct witnessed pressure test on gas piping system and check for leaks.
11. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.
12. 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. 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