



CITY OF SAINT PAUL

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Saint Paul, MN 55101-1806

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Code Compliance Report

June 15, 2022

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

Kevin A Hoglund
700 S Drake Ave
Marshfield WI 54449-3547

Re: 1880 Ames Ave
File#: 12 211744 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on May 20, 2022.

Please be advised that this report is accurate and correct as of the date June 15, 2022. 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 15, 2022. 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 Reid Soley at 651-266-9120.

ZONING

1. This property is in a(n) R4 zoning district.
2. The property was inspected as a Duplex.

This property was inspected as a Duplex which is not permitted in this zoning district; this property may be a non-conforming use and will require zoning approval before a sale can be approved, any permits may be issued or any work on the property is started.

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

1. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
2. Repair or Replace any deteriorated window sash, broken glass, sash holders,

- re-putty, etc as necessary. SPLC 34.09 (3)
3. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
 4. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
 5. 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)
 6. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
 7. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
 8. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
 9. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
 10. 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)
 11. 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)
 12. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
 13. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
 14. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
 15. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
 16. 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
 17. Provide major clean-up of premises. SPLC 34.34 (4)
 18. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
 19. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
 20. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
 21. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
 22. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
 23. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
 24. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
 25. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
 26. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
 27. Repair chimney in an approved manner. SPLC 34.09 (1)
 28. Provide general rehabilitation of garage. SPLC 34.32 (3)
 29. Install address numbers visible from street and on the alley side of garage. SPLC 70.01

30. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
31. Replace stoop/ deck off kitchen at east side of property.
32. Tuck point exterior brick to prevent water entering the building.
33. Weather seal basement bulk head using approved materials. SPLC 34.09 (1b)
34. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
35. Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes). MNRC Ch 1309 Sect. 317
36. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
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. 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. Illegally upgraded service panel. Wire and ground to current NEC.
2. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
3. 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
4. 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
5. 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
6. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Including exterior of home and all wiring in garage. And remove all recently sheetrocked areas to perform a proper rough in inspection of electrical work.
7. 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
8. Properly bond neutral bar to service panelboard enclosure. Article 250, NEC
9. Properly wire multi-wire circuits in panelboard to ensure ungrounded conductors on opposite phases. Article 100, NEC
10. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
11. Repair damaged electrical due to vandalism to current NEC.

12. 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)
13. Properly wire furnace to current NEC.
14. Separate neutral conductors and grounding conductors in sub-panel. Article 250, NEC
15. 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
16. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
17. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
18. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
19. 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
20. Properly strap and support cables and/or conduits. Chapter 3, NEC. Including exterior of home and all wiring in garage.
21. 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 -(MMC 103) Replace corroded gas piping/fittings.
2. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
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 .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
6. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
7. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
8. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
9. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
10. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
11. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.

12. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
13. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
14. First Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
15. First Floor -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
16. First Floor -Sink -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
17. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
18. Second Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
19. Second Floor -Sink -(MPC 701) Install the waste piping to code.
20. Second Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
21. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
22. Second Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
23. Second Floor -Tub and Shower -(MPC 409.2) Provide an approved waste stopper
24. 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. 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.
2. Install approved metal chimney liner.
3. Replace furnace/boiler flue venting to code.
4. Connect furnace/boiler and water heater venting into chimney liner.
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. Provide heat in every habitable room and bathrooms.
11. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank.
12. Support supply and return piping from heating system according to code.
13. Conduct witnessed pressure test on hot water heating system and check for leaks.
14. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
15. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
16. Abate or remove friable asbestos. Provide documentation that the work was completed by a state licensed asbestos abatement contractor.
17. Mechanical permits are required for the above work.

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.)

Re: 1880 Ames Ave
June 15, 2022
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If you have any questions regarding this inspection report, please contact Nathan Bruhn between 7:30 - 9:00 AM at 651-266-9033 or leave a voice mail message.

Sincerely,

Nathan Bruhn
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9033
Email: nathan.bruhn@ci.stpaul.mn.us

Attachments