

## Community Planning & Economic Development

Crown Roller Mill, 105 Fifth Ave. S.  
Suite 200  
Minneapolis, MN 55401



# MEMORANDUM

TO: Prospective Buyer of City-owned Real Estate  
FR: CPED—Residential & Real Estate Development Section  
RE: Rehabilitation Standards

Thanks for your interest in partnering with the City of Minneapolis. You have expressed interest in the purchase of city-owned property. It is important to us that your finished project is an asset to our city.

With this in mind, you will be required to rehabilitate the subject property to our rehabilitation standards (attached), along with addressing deficiencies outlined in the applicable Truth in Sale of Housing or Code Compliance Report. A CPED Construction Management staff shall be assigned to your project to ensure compliance and satisfactory completion of your project.

### **Upon completion of the project, you shall provide the following documentation:**

- All recommended and required Truth-in Sale of Housing or Code Compliance deficiencies are corrected.
- All work required by the attached Rehabilitation Standards are complete.
- All work is completed in a professional manner.
- The property meets the current MN State Electrical Code, MN State Plumbing Code, City of Minneapolis Housing Maintenance Code, MN State Energy Code and International Residential Code.
- All required documentation certifying function of HVAC, Sewer, Plumbing and Roofing are submitted to CPED.
- A lead clean to clearance report, asbestos manifest, and radon testing results are submitted to CPED.

**NOTE:** The City of Minneapolis requires the following standards be completed to receive a Certificate of Completion and release of the Good Faith Deposit. This is satisfied through sign-off by the assigned CPED Construction Management staff.

For more information about environmental contaminants present in homes, visit:

<http://www.health.state.mn.us/topics/healthyhomes/index.html>

Should you have any additional questions, please call Dustin Brandt at 612.673.5254.

This page intentionally left blank.

## REHABILITATION STANDARDS FOR NON-CITY FUNDED PROJECTS

The City of Minneapolis requires completion of the following standards to receive a Certificate of Completion and release of the Good Faith Deposit. These standards are used in conjunction with the required and recommended repairs as determined by either Truth in Housing Inspection or Code Compliance Inspection and permitting process for the completion of the rehabilitation. The standards are subject to change as determined by the City of Minneapolis.

### SITE WORK

- Remove existing fences, gaslights, clothes poles or other exterior amenities in deteriorated condition that will not be treated.
- If an existing deck or porch requires repair or replacement, the ground under the deck or porch must be covered with 6 mil poly and durable landscape cover to a depth of 3 inches.
- Remove all foundation growth and volunteer brush, stumps and the roots.
- Provide fill and raise the grade around the foundation to provide positive drainage away from structure. Install durable landscape cover.
- Repair any bare dirt areas and areas damaged during construction, including the boulevard areas.
- Replace broken, uneven, projecting or settled sidewalks, driveways and public walks. Replace public walks per the City of Minneapolis sidewalk standards.

### BASEMENT

- Basement floors shall be concrete with no tripping hazards or exposed dirt.
- Address all structural concerns.
- Remove all deteriorated mortar, brick, block and spalling material from all perimeter foundation walls. Patch to a smooth uniform condition using matching materials. Apply a uniform finish to all foundation walls.
- Submit a scope of work to address evidence of moisture infiltration.

### FINISH CARPENTRY

- When replacing, provide and install new matching wood work in same species, style, and color.

### INSULATION

- Insulate accessible rim joist areas as required by code.
- Insulate attic and attic access and install weather-stripping as required by code.
- Exposed exterior foundation insulation must be covered as required by code.

### EXTERIOR & INTERIOR WALLS

- Where existing wood siding and trim is retained, replace all damaged, rotten and deteriorated wood prior to applying paint or covering.
- Repair all exterior finishes to match existing.
- Provide a mailbox.
- Provide front and rear address numbers.
- Repair imperfections and finish all ceilings, walls, trim, closets and any other areas to match surrounding finish, prime and paint, per industry standards.

## ROOFING

- When the roof is repaired, provide materials to match existing and written certification from a licensed professional that the roof (shingles, sheathing, flashing and vents) is functional and greater than fifty percent of the useful life is remaining.
- When the roof is replaced, all defective sheathing, flashing and vents shall be replaced per industry standards. All flashing must be metal and materials must be from the same die lot.

## DOORS & WINDOWS

- Primary entry doors shall be serviceable, include a locking knob set or dead bolt lock keyed alike.
- Interior doors shall be serviceable with matching hardware installed.
- All storm/screen window units must compliment the color of the prime window and be in good repair.
- All windows must be equipped with locks and lifts, adjusted, weather-stripped, and made weather tight.

## FINISH FLOORING

- All damaged and or worn floor covering shall be replaced with new or match existing if the entire flooring is not removed, per industry standards.

## PLUMBING AND HVAC

- Provide one exterior sill-cock centrally located to reach front and rear yards.
- If the existing sewer system is retained, it must be cleaned out to the city sewer main—a receipt of work must be supplied. Install a Clean Out, if there is no Main Clean Out.
- Provide an exterior vent for clothes dryer.
- If an existing water heater shall be retained, owner must provide written certification from a licensed plumber that the water heater meets code.
- If an existing heating plant shall be retained, owner must provide written certification from a licensed heating contractor that the heating plant meets code.
- Kitchen must have a hood fan, which shall be vented to the outside, where possible. Where not possible, please notify CPED at the time plans and specs are submitted for review.
- Bathroom fans shall be vented to the exterior with one set for continuous half speed venting with full speed boost.

## ELECTRICAL

- Minimum of 100-amp service per unit.
- Dwelling to have a minimum of two exterior receptacles for the front and rear.
- Each outside entry door to the house and garage to have lighting.

## ENVIROMENTAL HAZARDS

- Lead Based Paint:** For houses built before 1978, owners are required to ensure that their activities comply with the Environmental Protection Agency (EPA) and MN Department of Health. Provide a lead clearance report upon completion of activities.
- Asbestos:** Owners are required to comply with the EPA and MN Department of Health. Provide disposal manifest, when applicable.
- Radon:** Test for Radon in the home and provide CPED with report. If the test results exceed the EPA standards, install a radon mitigation system.
- Mold:** When mold is observed, owners are required to ensure that their activities comply with the MN Department of Health. Submit a scope of work to address the mold.