



CITY OF SAINT PAUL

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Saint Paul, Minnesota 55101-1806

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Code Compliance Report

October 17, 2022

Katherine Waletski
1500 Essex Rd
Minnetonka MN 55305-1824

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

Re: 346 Sherburne Ave
File#: 16 029757 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on June 17, 2022.

Please be advised that this report is accurate and correct as of the date October 17, 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 October 17, 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:

ZONING

1. This property is in a(n) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Nathan Bruhn Phone: 651-266-9033

- Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
- Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
- Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
- 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
- Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)

- Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
- Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
- 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)
- Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
- Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
- Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
- 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)
- Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (exempt. 4)
- Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
- 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
- Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, one-half of which shall operate. SPLC 34.14 (1)
- Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
- Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
- See attachment for permit requirements and appeals procedure.
- Provide plans and specifications for any portion of the building that is to be rebuilt.
- Interior of garage not available for inspection. Repair per applicable codes.
- This property was inspected as a Single Family Dwelling.
- Repair or replace retaining wall.
- Repair foundation and framing at front porch.
- Repair foundation at crawl space where failing.
- Repair flat roof at rear of property.
- A building permit is required to correct the above deficiencies.

ELECTRICAL Inspector: Randy Klossner Phone: 651-266-9032

- No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
- 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
- Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
- All coverings have been removed. Wire all to current NEC standards.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.

- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Rebecca Perry Phone: 651-266-9040

- Attic - Laundry Tub - (MPC .0100 B) Provide the proper potable water protection for the faucet spout.
- Basement - Gas Piping - (MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
- Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
- Basement - Gas Piping - (MFGC 411) Replace improper piping or fittings.
- Basement - Gas Piping - (MFGC 614.1-614.7) Vent clothes dryer to code.
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- Basement - Laundry Tub - (MPC .0100 P & Q & 419.2) Install the water piping to code.
- Basement - Laundry Tub - (MPC 701) Install the waste piping to code.
- Basement - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
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- Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
- Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
- Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
- Basement - Water Heater - (MMC 701) Provide adequate combustion air for the gas burning appliance.
- Basement - Water Heater - (MPC .0100 Q)The water heater must be fired and in service.
- Basement - Water Heater - (MPC 501)Install the water piping for the water heater to code.
- Basement - Water Heater - (MPC 504.4, & 504.5, & 504.6) A pressure and temperature relief valve is required.
- Basement - Water Meter - (MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
- Basement - Water Meter - (MPC 609.11) Support the water meter to code.
- First Floor - Bath/Shower- Waste, Vent, and Water piping per Minnesota plumbing code.
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- First Floor - Water closet- Waste, Vent, and Water piping per Minnesota plumbing code.
- First Floor - Kitchen sink- Waste, Vent, and Water piping per Minnesota plumbing code.
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- Lavatory- Waste, Vent, and Water piping per Minnesota plumbing code.
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- All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

- Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines.
- Provide heat in every habitable room and bathrooms.
- Conduct witnessed pressure test on gas piping system and check for leaks.
- Mechanical permits are required for the above work.
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Notes:

- See attachment for permit requirements and appeals procedure.
- This property is designed by the Vacant Buildings Department as a Category #3 which requires a \$5000.00 Performance Bond or Deposit at the time the permit is issued.
- Provide plans and specifications for any portion of the building that is to be rebuilt.
- This property is in a designated Heritage Preservation District and all exterior work is subject to HPC guidelines and review before permits are issued. See attached explanation of design review process.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
- Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
- There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate Codes when complete.
- Interior of garage not available for inspection. Repair per applicable codes.
- Any items noted as recommended to not have to be completed for code compliance but should be completed at a later date. Possible purchasers of property shall be made aware of these items.
- The building is approved for dwelling units but contains dwelling units. Obtain approval for additional units or remove the excess dwelling units. If the additional units are approved, maintain the required fire-separation between dwelling units and between units and common area.

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).

Re: 346 Sherburne Ave

October 17, 2022

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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 Nathan Bruhn between 7:30 - 9:00 AM at 651-266-9046 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 220
Saint Paul MN 55101
Phone: 651-266-9029
Email: jim.seeger@ci.stpaul.mn.us

JLS:ml
Attachments