



CITY OF SAINT PAUL

## Code Compliance Report

January 15, 2018

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

Mark J Drexler  
1140 Glendon St N  
Maplewood MN 55119-3631

Re: 1816 Minnehaha Ave E  
File#: 17 082426 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on December 28, 2017.

Please be advised that this report is accurate and correct as of the date January 15, 2018. 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 January 15, 2018. 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) R3 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. 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
3. Provide major clean-up of premises. SPLC 34.34 (4)

4. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
5. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
6. Provide general rehabilitation of garage. SPLC 34.32 (3)
7. Remove wall covering from basement outside walls and install code approved 15 minute fire rated material over foam insulation.
8. Structural Engineers report required for 2nd. floor framing and roof system. (walls have been removed)
9. Install approved header over 2nd. floor patio door.
10. Provide complete plans for 2nd. floor and roof system .
11. 2nd. floor totally gutted at time of inspection.
12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
13. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
14. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
15. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
16. 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)
17. 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)
18. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
19. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
20. 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)

Notes:

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1. See attachment for permit requirements and appeals procedure.
2. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
3. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
4. Interior of garage not available for inspection. Repair per applicable codes.

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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 Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger  
Code Compliance Officer  
Department of Safety and Inspections  
City of Saint Paul  
375 Jackson Street, Suite 220  
Saint Paul MN 55101  
Phone: 651-266-9046  
Email: [jim.seeger@ci.stpaul.mn.us](mailto:jim.seeger@ci.stpaul.mn.us)

Attachments