



CITY OF SAINT PAUL

## Code Compliance Report

January 11, 2024

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

Wesley Hart  
13130 QUAIL CREEK DRIVE NE  
BLAINE MN 55449

Re: 378 Sims Ave  
File#: 21 243458 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on December 08, 2023.

Please be advised that this report is accurate and correct as of the date January 11, 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 January 11, 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 Duplex.

BUILDING Inspector: Clint Zane

Phone: 651-266-9029

1. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
2. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
3. 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)
4. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
5. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
6. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
7. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
8. 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)
9. 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)
10. Charred building components shall be scraped or sandblasted completely clean and water-damaged components replaced. A determination of necessary fire damage corrective measures shall be made by this department or by a registered structural engineer as to replacement, repairs, etc. All smoke damaged and charred members shall be cleaned, sealed and deodorized. SPLC 34.09
11. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
12. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
13. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
14. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
15. 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
16. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
17. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
18. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
19. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
20. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
21. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
22. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
23. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
24. Provide general rehabilitation of garage. SPLC 34.32 (3)
25. Install address numbers visible from street and on the alley side of garage.

SPLC 70.01

26. Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
27. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
28. \*\*\*Rear vent below porch area, confer with inspector
29. \*\*\*Make repairs to garage in an approved manner. No access to garage, have a preliminary inspection of these damages with inspector to assess damages and acceptable path to proceed.
30. \*\*\*Operable, sealed, overhead garage door that meets MN wind load requirements.
31. \*\*\*Interior foundation repairs as needed.
32. 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
33. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
34. 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
35. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
36. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
37. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
38. 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 110.12(A) 2020 - 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
2. NEC 406.4(D) 2020 - 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
3. 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. No new Deficiency's No plumbing permit required

2. 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 MMC 2020 1346.0103 -Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.

Notes:

---

1. This property is designated by the Vacant Buildings Department as a Category #3 which requires a \$5,000.00 Performance Bond or Deposit at the time the permit is issued.
2. Provide plans and specifications for any portion of the building that is to be rebuilt.
3. Interior of garage not available for inspection. Repair per applicable codes.

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: 378 Sims Ave  
January 11, 2024  
Page 5

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](mailto:Clint.Zane@ci.stpaul.mn.us)

Attachments