



## Code Compliance Report

February 11, 2022

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

Tia Lee  
878 Aurora Ave  
St Paul MN 55104-4739

Re: 694 Sherburne Ave  
File#: 12 090689 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on February 10, 2022.

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

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2. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
3. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
4. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
5. 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)
6. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
7. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
8. 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
9. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
10. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
11. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
12. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
13. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
14. Repair house roof covering and vents to code. SPLC 34.09 (1)
15. Repair chimney in an approved manner. SPLC 34.09 (1)
16. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
17. Repair or replace basement stairs.
18. 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
19. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
20. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
21. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
22. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
23. 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)
24. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
25. 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. 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
2. 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: Jim Kaufer**

**Phone: 651- 266- 9054**

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1. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
2. Basement - Laundry Tub - (MPC 701) Install the waste piping to code.
3. Basement - Laundry Tub - (MPC .0100 B) Provide the proper potable water protection for the faucet spout.
4. Basement - Soil and Waste Piping - (MPC 709.1) Install a front sewer clean out.
5. Basement - Soil and Waste Piping - (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
6. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
7. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
8. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
9. First Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
10. First Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
11. Second Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
12. Second Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
13. Second Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
14. 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: Erik Witt**

**Phone: 651- 266- 9045**

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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. Vent clothes dryer to code.
3. Provide adequate combustion air and support duct to code.
4. Provide support for gas lines to code.
5. Plug, cap and/or remove all disconnected gas lines.
6. Clean all supply and return ducts for warm air heating system.
7. Repair and/or replace heating registers as necessary.
8. Provide heat in every habitable room and bathrooms.
9. Mechanical permits are required for the above work.

**Notes:**

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1. See attachment for permit requirements and appeals procedure.
2. 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.

**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.)

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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](mailto:nathan.bruhn@ci.stpaul.mn.us)

Attachments