



CITY OF SAINT PAUL

## Code Compliance Report

July 02, 2021

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

Stamate Skliris  
1556 Englewood Ave Apt 5  
St Paul MN 55104-1280

Re: 733 Fairview Ave N  
File#: 14 325587 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 25, 2021.

Please be advised that this report is accurate and correct as of the date July 02, 2021. 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 July 02, 2021. 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) RM2 zoning district.
2. This property was inspected as a Single Family Dwelling.

**BUILDING Inspector: Nathan Bruhn**

**Phone: 651-266-9033**

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. Replace or repair landing and stairway per code. SPLC 34.09 (2)
4. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)

5. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
6. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
7. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
8. Remove all mold resistant gypsum (greenboard) from basement walls and ceilings.
9. Basement room with egress window is not a habitable sleeping room.
10. Provide correct swing on rear door to swing in to the house, or supply a landing and proper weather resistant hinges.
11. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
12. 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
13. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
14. 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)
15. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
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. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
18. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
19. 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: Dave Blank**

**Phone: 651- 266- 9035**

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1. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
2. 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
3. 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
4. Structure previously roughed-in. Complete installation under the current National Electrical Code.
5. Install box extensions where outlet openings are set back more than 1/4" from the finished wall.
6. Properly locate switch outlet at front entry.
7. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

**PLUMBING Inspector: Paul Zellmer**

**Phone: 651- 266- 9048**

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1. Basement - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
2. Basement - Plumbing - General - (MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
3. Basement - Soil and Waste Piping - (MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
4. Basement - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
5. Basement - Water Heater - (MPC 507.5) Correct the pressure and temperature relief valve discharge.
6. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
7. Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.
8. Basement - Water Meter - (MPC 609.11) Support the water meter to code.
9. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
10. Bathroom - Plumbing - General - (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
11. First Floor - Plumbing - General - (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
12. First Floor - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
13. First Floor - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
14. First Floor - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
15. First Floor - Sink - (MPC 701) Install the waste piping to code.
16. First Floor - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
17. First Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
18. First Floor - Tub and Shower - (MPC .0100 P & Q & 419.2) Install the water piping to code.
19. First Floor - Tub and Shower - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
20. First Floor - Tub and Shower - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
21. First Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.

22. 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. Replace furnace/boiler flue venting to code.
3. Vent clothes dryer to code.
4. Provide support for gas lines to code.
5. Clean all supply and return ducts for warm air heating system.
6. Mechanical permits are required for the above work.

**Notes:**

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1. See attachment for permit requirements and appeals procedure.

**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