



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
St Paul, Minnesota 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

June 9, 2023

Stamate Skliris  
733 Fairview Ave N  
St Paul Mn 55104-1011

Job Address: 733 FAIRVIEW AVE N  
Permit Number: Permit Number : 22 095993

To Whom It May Concern:

A team inspection of this property was done on Tuesday 6-6-23 to get an understanding of what items from the 2015 vacant building code compliance report had/had not been inspected as well as the items from the 2021 vacant building code compliance report. There was concern that work had been covered up over the years that required inspection.

There were five department inspectors from DSI construction services performing these inspections.

These were the findings:

- 1) Building inspector - Clint Zane:
  - Inspections that needed to be done had been done to the best of my understanding.
- 2) Warm Air inspector - Chris Wiskur:
  - Ducts were installed and covered up without permit or inspection. Must either open up walls that now have drywall on them so inspections may be done **or** will need to have ductwork arosealed from the inside. If aroseal method is used the ducts will need to be professionally cleaned beforehand. Will also need to pull some parts to show the inspector that the dryer vents and bath fans have been properly insulated. The furnace boot that was installed is undersized and will need to be replaced which will result in a gas manifold to be replaced as well due to its proximity. There are UV lights in the furnace that will need to be removed **or** moved to a location proper distance from the components that are negatively affected by UV rays. Other miscellaneous items may require inspection and or correction, however, these were the main items that were discussed

due to them being covered up.

3) Electrical inspector - Dave Blank:

- There was some underground wiring that will need to be exposed to verify proper depth and conduit. Other miscellaneous items may require inspection and or correction, however, these were the main items that were discussed due to them being covered up.

4) Mechanical inspector - Laurent Wickland:

- There were no items cited per our records that would require us to open up walls to inspect. It is notable that various work has been done by the owner and his contractors over the years and we cannot be sure that additional gas lines were or were not installed. We will not require the walls to be opened, however, if gas lines were installed under the radar and were not positioned at the proper depth inside the wall cavity, this could be a lethal hazard. The owner has assured us that no additional gas lines have been installed after they were inspected by Chris Christie (Previous mechanical inspector). Other miscellaneous items may require inspection and or correction, however, these were the main items that were discussed due to them being covered up.

5) Plumbing inspector - Jim Kaufer:

- The walls/ceilings will need to be opened up to inspect the water heater venting and to properly install the shower stalls. Jim contacted the plumbing contractor who claimed he had not been to the site since rough-in inspections were done. The installations of the showers was done without permit.

6) The owner continues to claim this will be his primary residence.

Numbered bedroom doors, labeled light switches/outlets, exit signs, programmable locks that prohibit entry into bedrooms without a code all lend themselves to this being used as a bed and breakfast lodging house. Multiple workers hired by the owner have also stated that this is the intended use, specifically a Greek themed lodging house. This would require the owner to have licensed electricians and plumbers doing associated trade work.

If you have any questions regarding this matter, you may contact me at 651-266-9029, Monday-Friday between 7:30 and 9:00 AM.

Sincerely,

Clint Zane  
Building Inspector  
Department of Safety & Inspections  
City of Saint Paul  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101  
Phone: 651-266-9029  
Email: [clint.zane@ci.stpaul.mn.us](mailto:clint.zane@ci.stpaul.mn.us)