



CITY OF SAINT PAUL

## Code Compliance Report

May 14, 2021

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

Marketplace Homes  
1380 E JEFFERSON AVE  
DETROIT MI 48207

Re: 1764 Bush Ave  
File#: 18 117355 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on April 12, 2021.

Please be advised that this report is accurate and correct as of the date May 14, 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 May 14, 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) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

1. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
2. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
3. Provide general rehabilitation of garage. SPLC 34.32 (3)
4. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
5. Tempered glazing required at four locations. Near stairs and landings, adjacent

to doors, and in shower area.

6. Properly support deck on approved footings, posts, and beams. Repair guard rail to support 200 pounds of force.
7. 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
8. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
9. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
10. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
11. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
12. 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)
13. 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
14. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
15. 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: Gary Koehnen

Phone: 651-266-9039

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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. 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. AFCI, GFCI and TR as necessary.
3. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Steve Fernlund

Phone: 651-266-9052

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1. Basement -Verify dryer venting and gas piping are completed to code requirements. (May have been altered)  
Other work has been completed under previous permit obtained 2020-015928.
2. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.

4. 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

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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. Provide support for gas lines to code.
3. 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.
4. Repair and/or replace heating registers as necessary
5. Submit documentation verifying that A/C system is operable, if not, repair, replace or remove and seal all openings.

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.)

Re: 1764 Bush Ave  
May 14, 2021  
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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