



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806

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[www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

## Code Compliance Report

April 25, 2025

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

The Money Man Llc  
7100 Northland Cir Ste 410  
Brooklyn Park MN 55428-1500

Re: 947 Fremont Ave  
File#: 18 020630 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on April 08, 2025.

Please be advised that this report is accurate and correct as of the date April 25, 2025. 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 April 25, 2025. 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.\*\***

BUILDING Inspector: Clint Zane

Phone: 651-266-9029

1. \*\*\*Totally gutted building, will need full plans and full code compliance on all exterior and interior elements. Roof framing on addition end of home needs to be rebuilt.
2. 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: Dan Moynihan

Phone: 651-266-9036

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1. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. Basement -NEC 250.68(B)(C) 2020 - Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC
3. Basement -NEC 408.4 2020 - Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
4. Basement -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
5. Basement -NEC 110.11 2020 - Replace all affected conduit(s)/fittings, and service equipment that show excessive corrosion.
6. Throughout -SPLC 34.14(2)(a) 2020 - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. 1st floor is gutted to the framing, rewire to the current NEC.
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. All Plumbing in this building must Meet Minnesota Plumbing Code 4714.
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

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1. SPLC 34.11 (6) - Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace/boiler heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
2. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.
3. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.
4. Per MFGC 2020 407.2 - Provide support for gas lines to code.
5. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
6. 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.

7. Per MMC 2020 1346.0104 - Repair and/or replace heating registers as necessary.
8. SPLC 34.11 Provide heat in every habitable room.
9. Per MFGC 2020 406 - Conduct witnessed pressure test on gas piping system and check for leaks.
10. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.
11. Per MMC 2020 601.5 - Provide a means of returning air from every habitable room to the furnace. Return air shall not be taken from closets, bathrooms, toilet rooms, kitchen, or mechanical rooms.
12. Per MMC 2020 1346.0103 - Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.

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 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

Attachments