

Conversion to Single Family Home And City Code Violation Corrections

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Marcia C. Moermond
Legislative Hearing Officer
Office of the City Council
15 West Kellogg Blvd., Suite 310
St. Paul, MN 55102

Marcia:

Per my application for appeal of the Notice of Condemnation, dated May 6, 2016, below are anticipated timelines for completing the violations cited. I have recent bids from several licensed electrical and plumbing contractors, including Randy's Electric and Jakes Plumbing, to help bring my single family home to meet city codes. I'm in the process of applying for financing to complete the work that is outlined below. I still need clarification on the basement kitchen area in order to finalize all my home improvement plans including necessary permits and final timelines.

Principal Violations

Principal Violation 1: Illegal Duplex - Timeline—Completed

Property has been converted to a single family home. Owner is the only occupant at this time. Permits will be pulled as necessary to address other violations.

2. Window Glass – In process, mostly done – Completion by Sept 30, 2016.

Window World will be installing 3 new windows within 4 weeks: 2 in the dining room and 1 in the main-floor bathroom, which includes tempered glass. There are 2-3 window panes which will also be replaced by 09-30-16.

3. Walls – Main floor and upper level walls - except main floor bathroom - have been recently patched, repaired, textured, and painted by professional painters. Main floor bathroom will be completed by Dec 31, 2016 or before under permit.

4. Sanitation – All interior wall stains on main floor and upper level were addressed during wall repairs and painting completed late April, 2016. Any building materials on property will be removed when the garage is removed – scheduled to be completed by Sept 30, 2016.

5. Tighten all loose door handles throughout the house – Completed.

6. Cap all unused exposed electrical – Light fixtures that were removed during wall repairs and painting will be replaced with new fixtures by July 31, 2016. Additional wiring work will be completed by Dec 31, 2016 in conjunction with other electrical work under permit.

7. House and building numbers – House currently has an address number and garage is scheduled to be removed by Sept 30, 2016.

8, 9 & 10. Garage scheduled to be removed Sept 30, 2016

11. Window screens – Completed

12 & 13. Basement and main level bathrooms will be completed under permit by Dec 31, 2016, which includes electrical and plumbing work performed by licensed contactors.

14. Missing west exterior drain cover – To be completed by Sept 30, 2016.

15. Install missing light fixture covers – To be completed by Dec 31, 2016.

16. Loft area – Per Stephen Ubel, the upper level space does not meet City code for occupancy. The space will not be occupied until it meets city code and will be used for storage only.

Home Improvements 2016
Total approximate value so far = \$11,500
(Including new furnace with permit installed in 2014)

Completed as of 06-01-16

New dryer venting with permit
Egress window in basement bedroom with permit
New water heater with permit
New entry door and storm door
Main floor and loft wall/ceiling, patching, repair, texturing, and painting.

Planned

Anticipated by 07-31-16

3 new windows installed by Window World
Install new light fixtures

Anticipated by 09-30-16

Garage removal and ground preparation/leveling.
Install storage shed

Anticipated by 12-31-16

Electrical to meet city code
Plumbing to meet city code
Basement and main floor bathroom completion
Carpeting/flooring main floor and stairway

Please call me at 651-357-8953, or email me at jpmcenroe@comcast.net, if you have any questions or need additional information.

Thank you for your time and consideration. I look forward to working with the City to bring my single family home into compliance with St. Paul City Codes and Regulations.

Sincerely,

Jim McEnroe
Owner
2121 Reaney Avenue East
St. Paul, MN 55119