

March 6, 2023

Mr. Seth Stevenson  
Gassen Company  
6438 City West Parkway  
Eden Prairie „ MN 55344



Re: Brownstones of Summit – Emergency Egress  
596-604 Summit Ave  
St. Paul, Minnesota  
Enc. Project No.: 22-7861-000

Dear Seth:

We performed a review of the existing 2<sup>nd</sup> floor egress wood structure on the back side of the Brownstones of Summit building located in St. Paul. The review of the structure was performed on February 24<sup>th</sup>, 2023 by Jon Schwegel, P.E., of Encompass, Inc. This review was in response to a request from the ownership and city to determine if the structure can be used as a temporary emergency egress for the second-floor units. The third-floor egress was prohibited from use prior to this investigation.

The inspection consisted of walking the entire structure up to the second level and performing a visual inspection of the wood framing and railing systems. We determined the following:

- Stair treads overall are in fair condition.
- Decking boards are in fair condition.
- Railings all appeared to be solidly connected to the structure. There was a single vertical slat that was loose on the Eastern staircase. This slat could be connected with extra screws to hold in place temporarily until a replacement project is undertaken. No load testing was performed; no determination was made as to whether the railings could resist the code required loads.

Based on the observed conditions, the current structure is adequate for use as an emergency egress from the second floor only. This approval will expire after 3 months. The structure should be reassessed in June 2023 if a replacement project is not undertaken.

**STANDARD OF CARE**

This report is prepared based on observations and review of the material available as of this date. The conclusions and recommendations contained herein represent our professional opinions. These opinions were arrived at in accordance with accepted engineering practices at this time and location. Our opinions may be revised based on the availability of additional data.

The services performed by Encompass, Inc. were conducted in a manner consistent with the level of skill and care ordinarily exercised by members of the profession that are currently practicing in this area and under similar fee, scope, and schedule requirements.

No other warranty is implied or intended.

Should you have any questions, please call.

Sincerely,



Jon Schwegel, P.E.  
Project Engineer



Anne Crisp, P.E., S.E.  
Senior Project Engineer