

**From:** [Stephen Ubl](#)  
**To:** [Marcia Moermond](#)  
**Cc:** [Nathan Bruhn](#)  
**Subject:** FW: 733 Fairview Ave. N.  
**Date:** Monday, March 11, 2024 1:04:54 PM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)

---

Good morning Marcia,

Below is an email from the owner. The information provided by him does not reflect the material installed in the home at 733 Fairview Ave N. My inspectors took the time to go to Menard's and communicate with his contact, retrieve the correct material information, and affirm that the correct material in the home was installed per manufacture's recommendations.

Aside from that, there are a number of other items needing to be addressed. He agreed to the following items needing to be addressed:

1. The range hood vent is a 600 CFM exhaust appliance. It must be installed per manufacture's recommendations with make-up air or be removed with an appliance that is 300 CFM or smaller.
2. The ductwork will need to be inspected:
  - Either spray the interior of the ductwork with an approved sealant or;
  - Have the contractor scope the ductwork and inspected.
3. There is a new deck installed. The deck is not part of the scope of work under the building permit (scope of work under the building permit was for the team, code compliance list). Decking will need to be removed to inspect the structure (ftgs/joists/fasteners, etc.)
4. The owner agreed to have the plumbing contractor reach out to the plumbing inspector and schedule an on-site inspection to generate a list of requirements/deficiencies/items needing to be completed under a plumbing permit. The plumbing inspector reached out to the plumbing contractor, Mr. Maison Plumbing and Drain LLC, who applied for a plumbing permit for a shower, and told him that the scope of work for a shower is not reflective of what needs to be completed. The contractor told the plumbing inspector to reject the plumbing permit and that the plumbing contractor would get back to the plumbing inspector. We are still waiting for a call. . .
5. An electrical final inspection still needs to be performed.

I believe these are the remaining items to be addressed by the owner. When a plumbing contractor contacts our office and meets with the plumbing inspector on-site, I can submit a list of deficiencies to the owner that need to be completed for a Certificate of Code Compliance.

If you need any additional information, please contact me.

Thank you,



**Stephen Ubl**

Pronouns: He/Him/His  
Building Official  
Department of Safety and Inspections  
375 Jackson St.  
Saint Paul, MN 55101  
651-266-9021  
Email: [stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)



---

**From:** Stamate P. Skliris <[skliris@gmail.com](mailto:skliris@gmail.com)>  
**Sent:** Friday, March 1, 2024 12:22 PM  
**To:** Stephen Ubl <[stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)>  
**Cc:** Herb Smith <[herbys4@msn.com](mailto:herbys4@msn.com)>  
**Subject:** Re: 733 Fairview Ave. N.

**Think Before You Click:** This email originated **outside** our organization.

Good afternoon, Stephen,

Per your email inquiry this morning, I visited Menards once again today, Friday, March 1, 2024, to obtain information to respond to your question.

To be clear, Menards does not carry "Blue" board. I have never purchased, nor installed Blue board in my home. Over the years, depending on Menards *availability*, I either purchase "green" board or "purple" board, whichever is available, AKA moister mold-resistant sheetrock, never "blue". I not even familiar with blue board. But Ashley told me they do not even sell it.

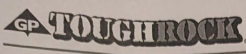
Again, I say "either" green board or purple board above, because this depends on what Menards has in stock at the time of arrival of purchase for moisture-resistant sheetrock on that given day. Menards also informed me that through the years, they invariably work with two primary manufacturers for moisture-resistant gypsum board: **CertainTeed** ProRoc Brand ("purple" board) and **Georgia-Pacific** ToughRock ("green" board). I submitted the specs of the CertainTeed ("purple" board) to you in the prior email (Wednesday), and today, (Friday), I am now submitting specs of the "Green" board.

Per your request, I was able to request and obtain the manufacturer's installation instructions for the Georgia-Pacific ToughRock ("green" board), which I have inserted into this email, below.

It should be noted, and I want to make very clear since you personally have not been to the home, Stephen, my basement ceilings at the 733 Fairview Ave N home in Saint Paul are **5/8" thick Fireguard (also known as Type X Moisture-Guard), not 1/2" thick**. This is extremely relevant to the forthcoming information to make sure we are on the same page. If, for whatever reason, you do not believe my statement to be correct, I invite you to meet me at the 733 Fairview Home and I personally will show you that I have: 5/8" gypsum board installed in the basement ceilings and not 1/2" thick.

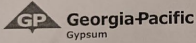
To this end, as illustrated in the Georgia-Pacific manufacturer's installation recommendation instructions for the 5/8" Toughrock Fireguard ("green" board) Type X Moisture Guard gypsum sheetrock that has been installed in the 733 basement ceilings, Framing Spacing, Maximum for Ceilings is **16" o.c., not 12" o.c.**

Technical Service Hotline 1.800.225.6119 or  
www.gpgypsum.com



Properties <sup>1</sup>	1/2" ToughRock® Fireguard® Type C Moisture-Guard®	5/8" ToughRock® Fireguard® Type X Moisture-Guard®
Thickness, nominal	1/2" (12.7mm) ± 1/64" (0.4mm)	5/8" (15.9mm) ± 1/64" (0.4mm)
Width, nominal	4' (1220mm) ± 3/32" (2.4mm)	4' (1220mm) ± 3/32" (2.4mm)
Length, standard	8' (2440mm) to 12' (3660mm) ± 1/4" (6.4mm)	8' (2440mm) to 12' (3660mm) ± 1/4" (6.4mm)
Weight, lbs./M sq. ft., nominal	2000	2500
Edges	Tapered	Tapered
Flexural strength, minimum		
Parallel, lbs. f.	40	50
Perpendicular, lbs. f.	110	150
R value <sup>2</sup>	.45	.56
Nail pull resistance, lbs. minimum	80	90
Hardness, lbs. force (core, edge and end)	15	15
Humidified Deflection, maximum	10/8"	5/8"
Packaging	Two pieces per bundle, face-to-face and end taped.	Two pieces per bundle, face-to-face and end taped.
Surface Burning Characteristics (see ASTM E 84 or CANULC S102). Core is noncombustible when tested in accordance with ASTM E 136.	Flame Spread 15 Smoke Developed 0	Flame Spread 15 Smoke Developed 0
Surfacing	100% recycled paper coverings on face, back and long edges; green color on face.	100% recycled paper coverings on face, back and long edges; green color on face.
Framing Spacing, maximum		
Walls	16" o.c.	24" o.c.
Ceilings	12" o.c.	18" o.c.
Water absorption, % maximum	5.0	5.0

<sup>1</sup>Tested in accordance with ASTM C 472. <sup>2</sup>Tested in accordance with ASTM C 518.  
Notes: Specified minimum values are as in ASTM C 839 and C 1386. Other lengths and types may be available on special order.  
For fire safety information, visit www.gp.com/gypsum/firesafety.  
<sup>3</sup>This product may not be able to be used for wet area applications in jurisdictions that adopt the 2006 IRC or IPC.



**SALES INFORMATION AND ORDER PLACEMENT**  
U.S.A. Midwest: 1-800-876-9746 West: 1-800-824-7503  
South: 1-800-327-2344 Northeast: 1-800-947-4487

CANADA Canada Toll Free: 1-800-387-6823  
Quebec Toll Free: 1-800-361-0486

**TECHNICAL INFORMATION**  
Georgia-Pacific Gypsum Technical Hotline  
U.S.A. and Canada: 1-800-225-6119  
www.gpgypsum.com

**TRADEMARKS**  
TOUGHRock, FIREGUARD, MOISTURE-GUARD and the GEORGIA-PACIFIC logo are trademarks owned by or licensed to Georgia-Pacific Gypsum LLC.

**UPDATES AND CURRENT INFORMATION**  
The information in this document may change without notice. Visit our website at www.gpgypsum.com for updates and current information.

**LIMITATION OF REMEDIES AND DAMAGES**  
Our sole liability for any product claim shall be limited to reimbursement of the cost of repair or replacement of the affected product, up to a maximum amount of two times the original purchase price for the affected product. We shall not be responsible under any circumstances for lost profits, damage to a structure or its contents, or indirect, incidental, special or consequential damages. Claims shall be deemed waived if they are not submitted to us in writing within ten (10) days after discovery of a product defect/circumstance giving rise to a claim.

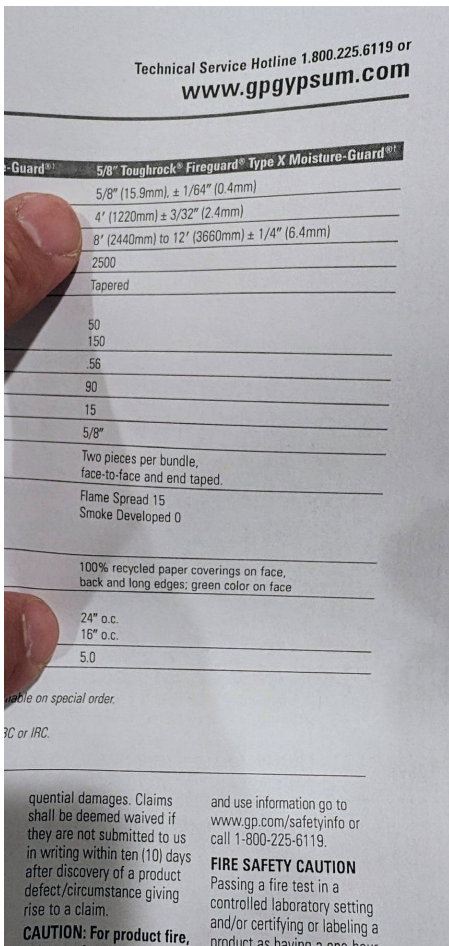
**CAUTION: For product fire, safety and use information, go to gp.com/safetyinfo.**

**HANDLING AND USE CAUTION:** This product may contain fiberglass which may cause skin irritation. Dust and fibers produced during the handling and installation of the product may cause skin, eye and respiratory tract irritation. Avoid breathing dust and minimize contact with skin and eyes. Wear long sleeve shirts, long pants and eye protection. Always maintain adequate ventilation. Use a dust mask or NIOSH/MSHA approved respirator as appropriate in dusty or poorly ventilated areas. For additional product fire, safety

and use information go to www.gp.com/safetyinfo or call 1-800-225-6119.

**FIRE SAFETY CAUTION**  
Passing a fire test in a controlled laboratory setting and/or certifying or labeling a product as having a one-hour, two-hour, or any other fire resistance or protection rating and, therefore, as acceptable for use in certain fire rated assemblies/systems, does not mean that either a particular assembly/system incorporating the product, or any given piece of the product itself, will necessarily provide one-hour fire resistance, two-hour fire resistance, or any other specified fire resistance or protection in an actual fire. In the event of an actual fire, you should immediately take any and all actions necessary for your safety and the safety of others without regard for any fire rating of any product or assembly/system.

©2008 Georgia-Pacific Gypsum LLC. All rights reserved. Printed in the U.S.A. 1008 GP 784 (4/08) (Rev. 4/08)



To this end, the basement 5/8" ceilings at the 733 Fairview Ave. N. property remain in compliance with both the CertainTeed ("purple" board) and the Georgia-Pacific ("green" board) manufacturer's installation recommendations of a minimum of 16" o.c.

If case you want to meet me at the home for me to show you, I can meet you there today. Alternatively, I believe the information provided has satisfied your request, Stephen, and accordingly, I'd like to move forward with any other matters for us to get to the "Yes" you assured us of.

Thank you,

Stamate S.

On Fri, Mar 1, 2024 at 9:49 AM Stephen Ubl <[stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)> wrote:

Good morning,

The information that the staff from Menard's is representing, ProRoc , does not appear to be the

material installed at 733 Fairview Ave N. The photos you have provided, along with conversations with you, Herb, and staff, has been addressing a “green” board. The “ProRoc” product is a “Blue” board.

Please provide literature representing the Green Board material that was installed in the home at 733 Fairview Ave N.

Thank you,



**Stephen Ubl**

Pronouns: He/Him/His

Building Official

Department of Safety and Inspections

375 Jackson St.

Saint Paul, MN 55101

651-266-9021

Email: [stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)



---

**From:** Stamate P. Skliris <[skliris@gmail.com](mailto:skliris@gmail.com)>  
**Sent:** Thursday, February 29, 2024 5:27 AM  
**To:** Stephen Ubl <[stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)>  
**Cc:** Herb Smith <[herbys4@msn.com](mailto:herbys4@msn.com)>  
**Subject:** Re: 733 Fairview Ave. N.

**Think Before You Click:** This email originated **outside** our organization.

Hello Stephen,

Tuesday, after our meeting, I went to Menards. I eventually was able to speak with Jon, in the building center, who is familiar with my situation. I asked him to provide me with the literature on the manufacturer's installation instructions for the moisture-mold-resistant sheetrock to determine whether what I did in my home complied with the manufacturer's installation recommendations. I asked him specifically whether the moisture & mold resistance gypsum board he sold me from Menards to install on many of the walls and ceilings, per the manufacturer's instructions, called for it to be installed on 16" on center or whether it required a lesser distance. Without saying a word, Jon got on his screen, printed, and with his yellow highlighter, marked the following and slid the paper over to me: **"Ceiling framing spacing**



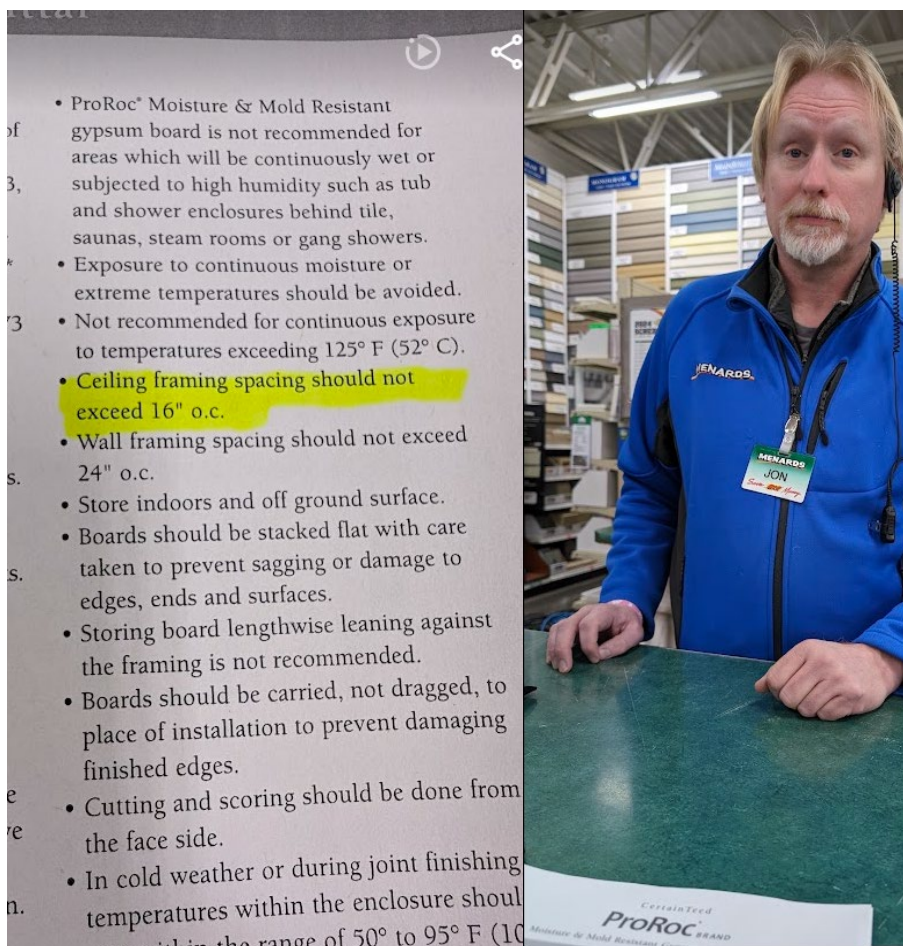
should not exceed 16" o.c." Based on the above, I complied with the manufacturer's gypsum board moisture-mold-resistant installation recommendations, Stephen.

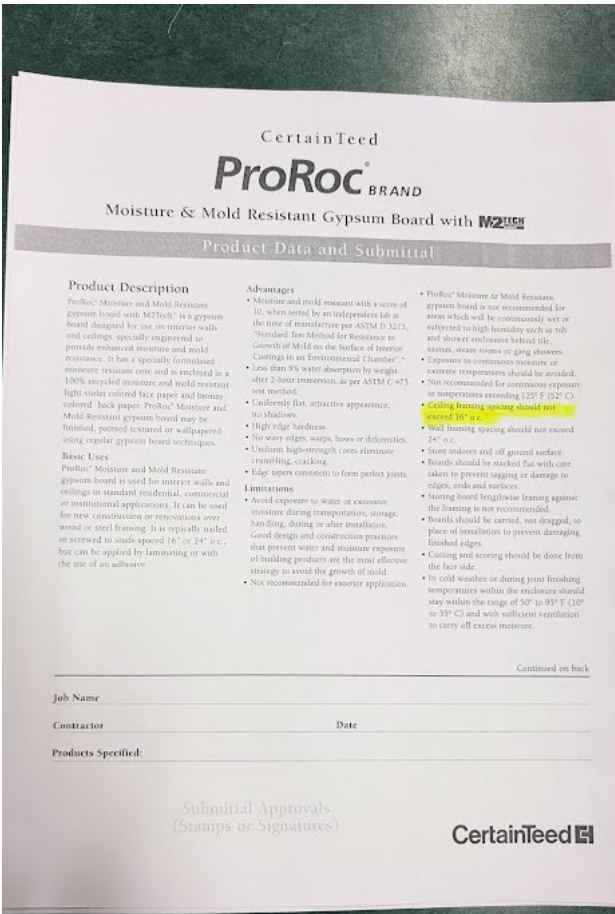
Next, I am sharing with you a series of photos that illustrate the 3 bathrooms in the 733 Fairview Ave. N. home: 1) Main Floor bathroom; 2) Upstairs bathroom; and, 3) Basement bathroom. As I discussed with you, all three bathrooms are entirely done with cement board. In fact, there are additional areas in the home that have cement boards as well. For instance, there is cement board in the Main Floor front entryway, in the Main living room, in the kitchen, in the utility room, in the upstairs landing area, and covering all the flooring areas in the Upstairs and the Main floor.

I anticipate the above information and photos help answer your inquiries we discussed on Tuesday with Herb. We will continue making the necessary steps forward to get to the "Yes". Herb and I appreciate you working with us, Stephen.

Thank you,

Stamate S.





733 Main



bathroom  
Upstairs bathroom

733



bathroom

733 Basement

On Thu, Feb 22, 2024 at 11:40 AM Stephen Ubl <[stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)> wrote:

Ok – I'll schedule 3:00 on Tuesday . . .

Thank you,

**Stephen Ubl**  
Pronouns: He/Him/His  
Building Official  
Department of Safety and Inspections





**SAINT PAUL**  
**MINNESOTA**

375 Jackson St.  
Saint Paul, MN 55101  
651-266-9021

Email: [stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)



---

**From:** Stamate P. Skliris <[skliris@gmail.com](mailto:skliris@gmail.com)>  
**Sent:** Thursday, February 22, 2024 11:10 AM  
**To:** Stephen Ubl <[stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)>  
**Subject:** Re: 733 Fairview Ave. N.

**Think Before You Click:** This email originated **outside** our organization.

We are scheduled for a Crim. Sex Jury trial to begin Monday morning at 9:00 AM that would run days as it involves interpreters. We are told it may resolve. My colleague and I should know more by the end of today, if it does resolve, I have two Pre-Trial hearings at 1:30 PM, on Tuesday, February 27. Otherwise, I can make the rest of the afternoon work.

The Pre-Trials usually do not take long, but the cases are not always called exactly at the scheduled time.

On Thu, Feb 22, 2024, 10:53 Stephen Ubl <[stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)> wrote:

Could we try for Tuesday afternoon?

**Stephen Ubl**

Pronouns: He/Him/His

Building Official

Department of Safety and Inspections

375 Jackson St.

Saint Paul, MN 55101

651-266-9021

Email: [stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)

---

**From:** Stamate P. Skliris <[skliris@gmail.com](mailto:skliris@gmail.com)>

**Sent:** Thursday, February 22, 2024 10:39 AM

**To:** Stephen Ubl <[stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)>

**Subject:** Re: 733 Fairview Ave. N.

**Think Before You Click:** This email originated **outside** our organization.

Good morning, Stephen,

I appreciate you being in communication with me and accommodating my request.

I have a contested omnibus hearing scheduled tomorrow at 1:30 PM in Ramsey County. If this case is called timely, I anticipate being done by 3:00 PM. If, however, the case is called after the scheduled time, I am not certain what time I would be done. I can send you an email once I am done and check-in with your availability.

Alternatively, I am free sometime between 8:00 AM - 11:00 AM tomorrow, if this window works for you?

Thank you,

Stamate S.

On Tue, Feb 20, 2024 at 3:49 PM Stephen Ubl <[stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)> wrote:

Good afternoon Mr. Skliris,

I have been told that you are engaged in a project at 733 Fairview Ave. N., a building identified as a Vacant Building Category III. If you have questions regarding Plan Review, Permitting, Inspections, or Appeals, please reach out to me and I can see what I can do to move this project along.

Thank you,

**Stephen Ubl**

Pronouns: He/Him/His

Building Official

Department of Safety and Inspections

375 Jackson St.

Saint Paul, MN 55101

651-266-9021

Email: [stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)

-  
=  
ΣΠΣ+

-  
=  
ΣΠΣ+

--  
ΣΠΣ+