



City of Saint Paul

15 West Kellogg Blvd.
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Minutes - Final

Legislative Hearings

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Tuesday, April 28, 2020

9:00 AM

Via Telephone

5 [SR 20-37](#)

Review Appeal of Carrie Nelson to a Vacant Building Registration Notice at 291 STINSON STREET.

Sponsors: Thao

Grant to May 19, 2020 for property owner to send in receipt of licensed electrician capping exposed wiring. Grant additional extension for items with a completion deadline of April 17 to June 15, 2020.

Carrie Nelson, occupant, appeared via phone

Moermond: my understanding is the April 17 deadline wasn't met for all of the items covered in our previous hearing.

Staff report by Supervisor Leanna Shaff: Inspector Franquiz was there on the April 17, there were some items that were expected to be done, the front entry storm door was fixed, item five, but there was a newly discovered room that the door rubs on the ground, item 6 was fixed but fixture in kitchen was missing a cover, grounding jumper cable was done, the extension cords in the basement. He found on item 11, the new handrail is improperly installed, it is not grippable. Item 12, there are still treads that are loose and damaged on the basement stairs and item 19, still exposed wiring on the second floor.

Moermond: we went through a big process of it being condemned, putting in working able deadlines, this is now the third set of deadlines. In the normal course of action, it would lead to the certificate being revoked for administrative reasons. In this time of Covid I don't want to displace you for administrative reasons. But I do want to talk to you about where you're at to get this fixed. Is your brother able to help, is Mr. Saddleblanket available again?

Nelson: my brother can help, Elliot did help and did most of the repairs. Did you get the pictures I sent this morning?

Moermond: yes.

Nelson: The reason the stuff isn't getting done is how and what needs to be done and be done right. I asked Franquiz we what we weren't passing on and why, so I repaired the carpet for the door so it freely opens and shuts, we had replaced the broken tread but apparently there was another one we didn't know about, so that was replaced. We put a cover on the kitchen in the light. We didn't do much with the exposed wires upstairs, they aren't live, they're from a gutted bathroom, so can we just put a cover on

there? That's the only thing.

Moermond: I'm trying to picture how you have exposed wires that aren't live? Are they no longer connected to the electrical of the house?

Nelson: yes, the bathroom is completely gutted, there's not even a floor. The wiring has been abandoned; we'd have to have it redone by an electrician.

Moermond: what's your ability to cap those wires?

Nelson: Elliot can do that, but he wasn't sure if that was allowed.

Shaff: as a homeowner, it is allowed. How do we know they're not live?

Moermond: could it be a circuit breaker off, yes, but no matter what they need to be capped. As renters Ms. Shaff is saying maybe you need an electrician to do it, it will be inexpensive, but it won't be free.

Nelson: ok. Additionally, I want to go over with an inspector to make sure the list for the next deadline, it is not that we're not trying to not get it done, I think we misunderstand what needs to be done. I want to make sure what ones he's talking about.

Moermond: how about the broken ones?

Nelson: we did fix all the broken ones.

Moermond: you said you missed some.

Nelson: we missed one, and we didn't realize it until he stood on it and it wiggles. That one he said was not done, we've done that. We need more boards for the rest of them.

Shaff: it was quite clear all of this was covered in the hearing room, when we do an inspection, we expect it to be done.

Nelson: we had no idea, and I'm willing to pay a reinspection fee. The cover, the light, it is a fluorescent work light, I thought that was acceptable as is. He said at the time the stuff around it needed to be removed, he didn't say anything about covering. Things like this are not in the notes, that's why I want to go over it. It says fix the flooring in the next set of orders, we think it is just the kitchen, I'd like to go over more detail and I don't want to keep having inspections either.

Moermond: honestly Ms. Nelson I feel like we've talked this to death. I'm feeling like the circumstances that have changed have changed over time because the house has deteriorated. Did the inspector clarify for you what needed to be addressed from the April 17 list? Do you have a good handle on that?

Nelson: I think so, because when he came and told me what wasn't going to pass, we've now completed those.

Moermond: let's talk, the next list. On the first and second floor the ceilings have large openings, cracks and peeling paints. Are you clear on that?

Nelson: yes, we're going to sheetrock and take all the plaster down.

Shaff: and you know you need to know 5/8" fire rated sheetrock?

Nelson: no, that's stuff I don't know, that's why I want to go over it.

Moermond: the thing is, the City isn't going to be responsible for designing the solution. You as the future owner would need to be responsible for figuring that out. If there's a problem with the ceiling, it's a duplex so it has to have an adequate fire separation between the two units. The City won't design it. The City can't be your project manager on these things. You don't have a ton of experience, I get that, but this sort of thing needs to be dealt with, the City's job is to figure out whether it is code compliant. We're looking at the 90 day list, repair and maintain the floor in an approved matter, what does that mean in general?

Nelson: I'm fine with researching the requirements, I just want to make sure the floor, I want to know what he's talking about, every single room? I believe it is the kitchen floor, it is rotted in front of the kitchen sink.

Moermond: it says interior floors, it sounds like you have identified an area in the kitchen but would be well advised that all the floors inside meets code.

Shaff: there's not always just one way to fix things. If we were all going to Duluth today, and meeting at 8 pm, we could all take different routes, the goal is to be there at 8 pm. Same thing with the floor, it is up to you how you want that to be, there are different ways to comply.

Nelson: absolutely, I think I know what area, but then he says it is this too.

Shaff: walk all the floors, look for torn or frayed carpeting, cracked tiles, spongy floors. The codes are minimum and our expectation is you give us that minimum and look at all those things.

Moermond: the next round of items are almost all building items, ceilings, floors, walls, so taking those together we've got a plan, you're just going to have to look at all the rooms and those items in them. You'll need to deal with capping the wire, if you could hire an electrician to do that and send the receipt in, then that will address that as far as I'm concerned and save the inspection time and we can move forward with the next set of deadlines in July. All the things in the last inspection will be confirmed in July as well as the July items. Within 3 weeks you'll send a receipt into my office that you've had an electrician out, and we'll have an inspector check on the April 17 list on June 15.

Nelson: I had written down on the June 15 list is the electrical panel in the basement, how the wires are exposed and we're missing the cover. I had stated in my proposal, if it is just the cover I'd have it done by the 15 but if it was the whole box I'd like to move it to the September deadline for the water heater. We've purchased something for that but we haven't tried it yet, so if it is wrong I don't want to try and pass it off, I want to do it right, so what happens that?

Moermond: I've already entertained a lot of extensions, I'm not going to do more. The deadline is going to stick. You can maybe consult with that electrician and get a cost estimate at that time.

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