

From: [Huseby, Laura \(CI-StPaul\)](#)
To: [Zimny, Joanna \(CI-StPaul\)](#)
Cc: [Imbertson, Mitchell \(CI-StPaul\)](#); [Perucca, James \(CI-StPaul\)](#); [Shaff, Leanna \(CI-StPaul\)](#); [Zane, Clint \(CI-StPaul\)](#)
Subject: 548 Minnehaha Avenue East Inspections
Date: Friday, November 18, 2022 8:52:54 AM
Attachments: [548 Minnehaha East Inspection Report - no show.pdf](#)
[Second Inspection no show.pdf](#)
[image003.png](#)
[image004.png](#)

Hello Joanna/Marsha:

Mr. Harmon did not show after the hearing for placarding of the third floor unit and did not show up for the November 15, 1:00 PM verify the vacate of the unit. His contractor, High Caliber Construction, happened to show while I was parked at the property for some work on 11/15, but did not have the correct code(s) to access the units in the building. I have been by the property several times and it does not appear occupied and the tenants car has not been at the property. Mr. Harmon contacted me in the afternoon of November 15 to say he didn't receive the documentation although it was emailed to him and mailed regarding the meetings to verify vacating.

High Caliber Construction has an open building permit for the property for installation of some windows. Clint Zane and I spoke with the contractor today and requested he obtain permits for the doors he installed. He stated he would do this electronically very shortly.

Clint and I have scheduled a tentative meeting for December 7th at 1:00 PM to finalize the permits and verify the vacating of the third floor and condemnation of the fire escape.

Let us know if there is anything else

City of Saint Paul

Laura Huseby

Fire Inspector II

Fire Safety Division

375 Jackson Street, Suite 220

Saint Paul, MN 55101

Office: 651-266-8998

Laura.Huseby@ci.stpaul.mn.us

www.StPaul.gov



SAINT PAUL
MINNESOTA

From: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>

Sent: Wednesday, November 9, 2022 3:12 PM

To: jharmon@elbrusmgmt.com

Cc: Huseby, Laura (CI-StPaul) <laura.huseby@ci.stpaul.mn.us>; Imbertson, Mitchell (CI-StPaul)

<mitchell.imbertson@ci.stpaul.mn.us>; Neis, Adrian (CI-StPaul) <adrian.neis@ci.stpaul.mn.us>;
Perucca, James (CI-StPaul) <james.perucca@ci.stpaul.mn.us>; Shaff, Leanna (CI-StPaul)
<leanna.shaff@ci.stpaul.mn.us>

Subject: 548 Minnehaha Ave E.Harmon Ltr.11-9-22

Attached please find a letter regarding the above matter.

Thank you,
Joanna



Joanna Zimny

Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8585

joanna.zimny@ci.stpaul.mn.us

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Please consider the environment before printing this email



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
St Paul, Minnesota 55101-1806

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Web: www.stpaul.gov/dsi

November 7, 2022

Jarret Harmon
Elbrus Management
7801 BUSH LAKE ROAD SUITE 430
MINNEAPOLIS MN 55439 USA

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES
548 MINNEHAHA AVE E
Ref. # 10250

Dear Property Representative:

The documentation for the building was reviewed for the Fire Certificate of Occupancy on November 7, 2022. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately.

A reinspection will be made on November 8, 2022 at 3:00 PM to verify occupancy of the third floor or attic unit.

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees. It is your responsibility to notify the tenant of the following deficiencies regarding the building.

DEFICIENCY LIST

1. Interior - Third Floor Unit - SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office and others.

Third floor unit may not be occupied as of November 7, 2022.

Engineer's evaluation of the fire escape has rated it as 'Poor'. The evaluation continues: "Recommendation: based on the amount of work needed to bring the fire escape within compliance we recommend it be removed and replaced with an engineered, code compliant, fire escape. This will likely require new framing members, foundations, bracing, and attachments to the home. An architect may be needed to address the egress requirements such as width of the stairs, tread rise and run and landing size. Additionally, the configuration of railings and other guarding will need to be determined."

2. Exterior - 3 Storied Fire Escape - MNSFC 1104.16.7 Maintenance. Fire escapes shall be kept clear and unobstructed at all times and shall be maintained in good working order. MSFC 1104.16.5 Materials and Strength. Components of fire escape stairs shall be constructed of noncombustible materials. Fire escape stairs and balconies shall support the dead load plus a live load of not less than 100 pounds per square foot (4.78kN/m²). Fire escape stairs and balconies shall be provided with a top and intermediate handrail on each side. The fire code official is authorized to require testing or other satisfactory evidence that an existing fire escape stair meets the requirements of this section.
Per the structural engineer's evaluation of the 3-story fire escape serving the attic or third floor of the building, this fire escape will need replacement. Any questions should be referred to the Building Plan Review division for the city of St. Paul or a licensed design professional, architect or professional engineer.
3. Interior - Check All - MSFC 703.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be 20 minutes.
No permits for the door replacement in building history and no inspections of the door installations by building inspections.
All doors entering a corridor shared by another use or tenant are fire doors. Doors must demonstrate a rating on the door and be fitted with a automatic closer causing the door to close and latch shut. Basement entry, unit 1, 2, and 3 entry doors.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at Laura.Huseby@ci.stpaul.mn.us or call me at 651-266-8998 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Laura Huseby
Fire Safety Inspector
Ref. # 10250



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
St Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

November 10, 2022

Jarret Harmon
Elbrus Management
7801 BUSH LAKE ROAD SUITE 430
MINNEAPOLIS MN 55439 USA

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES
548 MINNEHAHA AVE E
Ref. # 10250

Dear Property Representative:

An appeal hearing was held on November 10, 2022. Approval for occupancy will be granted upon compliance with the following deficiency list. These items on the list must be corrected immediately.

A reinspection will be made on November 15, 2022 at 1:00 PM to verify vacating of the third floor unit.

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Throughout Building - SPLC 34.19 - Provide access to the inspector to all areas of the building.
Failure to meet the inspector for the scheduled appointment will result in enforcement action.

2. Interior - Third Floor Unit - SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office and others.

Third floor unit may not be occupied as of November 14, 2022.

Engineer's evaluation of the fire escape has rated it as 'Poor'. The evaluation continues: "Recommendation: based on the amount of work needed to bring the fire escape within compliance we recommend it be removed and replaced with an engineered, code compliant, fire escape. This will likely require new framing members, foundations, bracing, and attachments to the home. An architect may be needed to address the egress requirements such as width of the stairs, tread rise and run and landing size. Additionally, the configuration of railings and other guarding will need to be determined."

3. Throughout Building - SPLC 34.19 - Provide access to the inspector to all areas of the building.

Failure to meet the inspector for the scheduled appointment will result in enforcement action.

4. Exterior - 3 Storied Fire Escape - MNSFC 1104.16.7 Maintenance. Fire escapes shall be kept clear and unobstructed at all times and shall be maintained in good working order. MSFC 1104.16.5 Materials and Strength. Components of fire escape stairs shall be constructed of noncombustible materials. Fire escape stairs and balconies shall support the dead load plus a live load of not less than 100 pounds per square foot (4.78kN/m²). Fire escape stairs and balconies shall be provided with a top and intermediate handrail on each side. The fire code official is authorized to require testing or other satisfactory evidence that an existing fire escape stair meets the requirements of this section.

Per the structural engineer's evaluation of the 3-story fire escape serving the attic or third floor of the building, this fire escape will need replacement. Any questions should be referred to the Building Plan Review division for the city of St. Paul or a licensed design professional, architect or professional engineer.

5. Interior - Check All - MSFC 703.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be 20 minutes.

No permits for the door replacement in building history and no inspections of the door installations by building inspections.

All doors entering a corridor shared by another use or tenant are fire doors. Doors must demonstrate a rating on the door and be fitted with a automatic closer causing the door to close and latch shut. Basement entry, unit 1, 2, and 3 entry doors.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at Laura.Huseby@ci.stpaul.mn.us or call me at 651-266-8998 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Laura Huseby
Fire Safety Inspector
Ref. # 10250