

March 19, 2014

Mr. Mike Crowe
Crowe Construction Management
Pioneer Endicott Skyway
141 East 4th Street, Suite 203
St. Paul, MN 55101

Re: The Dellwood Gardens Assisted Living Facility

Dear Mr. Crowe

You have inquired about whether it will be necessary to upgrade the handrail and guardrail within the four vertical stair enclosures to meet current building code requirements. You have also asked for a brief review of the latest plan revision to the location of the accessible restroom. As this building was formerly an assisted living facility I am not considering the proposed use as a change in use. Therefore, Chapter 4 of the Guidelines for the Rehabilitation of Existing Buildings (GREB) would apply.

Section 403.4 of the GREB requires that there be a handrail on at least one side for the entire flight of stairs. The existing stair enclosures provide for a handrail on both sides. This section does not contain technical requirements for the handrail, therefore the existing handrails will meet code as long as they are structurally stable.

Section 403.5 of the GREB requires that there be a guard at a change in vertical height of at least 30" along the path of egress (within the vertical exit enclosures). Existing guards at the stair landing must be at least 36" tall. Existing guards along the stair flight must be at least 30" above the tread nosings. Field measurements of the existing guards indicate that they meet or exceed this requirement, therefore the existing guards will meet code as long as they are structurally stable.

The accessible unisex restroom on the first floor has been omitted and replaced with a unisex restroom on floors 2, 3, and 4. It is believed that the accessible unisex restrooms will be more effective if they are located closer to the residential units. You are now providing an accessible restroom within 1 floor and 500 ft of travel distance for the entire building. This, along with other upgrades to the accessible route will exceed the code requirement of providing upgraded accessible features in this building.

Please feel free to contact me at 763-755-1211 with any questions regarding this letter.

Sincerely,

James Berthiaume,
Project Designer - Lampert Architects

A L A M P E R T S
R C H I T E C T
4 2 0 S u m m i t A v e n u e , S t . P a u l , M N 5 5 1 0 2
P h o n e : 7 6 3 . 7 5 5 . 1 2 1 1 F a x : 7 6 3 . 7 5 7 . 2 8 4 9 w w w . l a m p e r t - a r c h . c o m



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

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

March 19, 2014

James Berthiaume
Lampert Architects
420 Summit Ave
St. Paul, MN 55102

Re: The Dellwood Gardens
753 E. 7th St.
St. Paul, MN 55106

Dear Mr. Berthiaume,

This letter is in response to your letter, dated March 19, 2014, addressing the proposed changes of the Dellwood Gardens facility that Crowe Construction Management is renovating. Your letter, addressed to Mike Crowe, discussed design changes to the approved set of plans along with some code interpretations.

It needs to be pointed out that the building had a certified Fire Certificate of Occupancy in 2008 which identified its use as an I-2. The approved set of plans and the building permit for the renovation of a portion of the building are for an Assisted Living facility, which is an I-1 a change in use. This change in use charges us to follow chapter five of the Minnesota State Conservation Code. This chapter addresses the change in use as a less hazard, thus directing us to use chapter four which gets us to your proposed changes in your letter.

I can accept your proposal to keep the stairway guard rails and hand rails as they exist reflective of chapter four of the Conservation Code. Additionally, I can accept your proposed changes to delete the unisex restroom on the main level and allow the revised restrooms on floors 2, 3 & 4 to be accessible, unisex restrooms.

Thank you for your time and energy on this issue. I will keep your letter, along with this response, in our records for future use.

Sincerely,

Stephen Ubl
City of St. Paul Building
Official



Department of Safety & Inspections
375 Jackson St
Saint Paul, MN 55101
P: 651-266-9021
F: 651-266-9099
stephen.ubl@ci.stpaul.mn.us

The Most Livable
City in America



KMJC, LLC dba Dellwood Gardens
275 East 4th Street, Suite 720
St. Paul, Minnesota, 55101

RECEIVED IN D.S.I.

March 19, 2014

MAR 19 2014

Mr. Todd Sutter
Department of Safety and Inspections
375 Jackson Street, Suite 220
St. Paul, MN 55101

Mr. Steve Ubl
Department of Safety and Inspections
375 Jackson Street, Suite 220
St. Paul, MN 55101

RE: Dellwood Gardens located at 753 7th Street, Saint Paul, Minnesota

Dear Mr Sutter and Mr. Ubl:

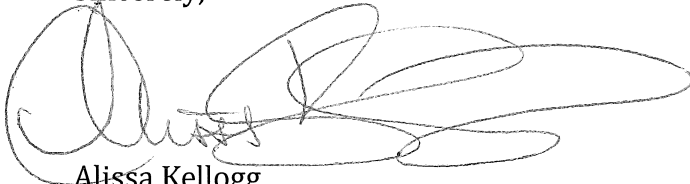
I am responding to your notice dated March 17th, 2014 in regards to the locked doors leading to the stairwells. We have unlocked all the doors to the stairwells as of today March 19, 2014. These doors will remain unlocked until we have this issue resolved. Just to reinforce we are seriously concerned about our resident's safety with access to these stairwells.

The way the system was designed was for these doors to release on fire call. This has all been inspected and approved by City of St. Paul Fire Inspection department.

~~Please note in addition to the fire call release, there is keypad on each floor and there is a centrally located switch on each floor that staff can use to automatically unlock these doors.~~ 2/16

Again we have disabled the doors so they remain unlocked, based on your requirement and we look forward discussing a solution with you.

Sincerely,



Alissa Kellogg
KMJC, LLC dba Dellwood Gardens
275 E. 4th St., Suite 720
St. Paul, MN 55101
612.805.2306
akellogg@pakproperties.net



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Christopher B. Coleman, Mayor

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

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

March 19, 2014

Allissa Kellogg
KMJC, LLC dba Dellwood Gardens
275 E. 4th St., Suite 720
St. Paul, MN 55101

Re: The Dellwood Gardens

Dear Ms. Kellogg,

Thank you for your quick response to the exiting issue at the above referenced facility. The second exit will comply with the current 2007 Minnesota State Building Code, chapter 10, with the doors remaining unlocked at all times. Please submit a proposal to our office for review if the facility management decides to add additional door hardware or other door exiting devices to the exit system.

Sincerely,

Stephen Ubl

*City of St. Paul Building
Official*

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