

Mai Vang - 2055 Fairmount Ave Ceiling notification

From: Timothy Flynn <irishflynn@me.com>
To: <cvands@hotmail.com>, <osen9342@stthomas.edu>, <pate4789@stthomas.edu>
Date: 11/15/2011 9:39 AM
Subject: 2055 Fairmount Ave Ceiling notification
CC: <Jamieem@extendedexposure.com>, <marcia.moermond@ci.stpaul.mn.us>, <mai....>
Attachments: 2055St_Paul_Fire_Code_Appeal_2011[1].docx

Tim and Jamie Flynn
1751 Bohland Ave
Saint Paul, MN 55116

November 10, 2011

All Tenants
2055 Fairmount Ave
Saint Paul, MN 55116

Dear Tenants:

As you are most likely aware, we have been subject to a Fire Inspection by the City of St. Paul at the 2055 Fairmount address. We had this inspection three years ago and we rapidly made all the required repairs, which included adding egress windows into the basement bedrooms. At that time (September 2008), we were told that everything was up to code, we passed the inspection and were presented the required "Fire Certificate of Occupancy". In the most recent inspection (August 2011), along with a list of other "new" issues in the, the City Fire Inspector presented us with the following violation:

Front House – Basement – SPLC 34.13. (1) – Provide and maintain all habitable areas with a ceiling height of 7 feet over ½ the floor area. Height to suspended ceiling tiles throughout finished areas of basement is 6 feet 5.5 inches.

We are not certain why this issue was not brought to our attention 3 years ago; no one from the city seems to be able to answer that question. However, the bottom line is that the ceiling height is now considered to be 6.5 inches lower than the city code allows.

On November 1st I went to a hearing in an attempt to obtain a variance on this issue. Unfortunately, it was denied. However, we were provided an extension on this issue until May 31, 2012, which is the date your lease ends. I wanted to make certain you were aware of this issue. There is no action required on your part, you may continue to use these rooms as you as you wish, however, the City has requested that we make you aware of this issue.

We also wanted to let you know that we are in the early stages of trying to sell this property. Depending on our success with that initiative, we may or may not have this property available for rent next year. If we do continue to have the house for rent, our intention would be to make the repairs in the June time frame and the house would be available again in July.

If you have any questions about this, or would like to discuss any of this in more detail, please feel free to contact either of us.

Sincerely,

Tim and Jamie Flynn

Cc: Marcia Moermond – Legislative Hearing Officer