

DON HEDQUIST

Building Inspection Service
7035 Donlea Lane, Eden Prairie, MN 55346
Phone 952-941-2773

CERTIFIED MINNESOTA BUILDING OFFICIAL

September 12, 2014

Mr. Bee Vue
21301 Furman Street Northeast
Wyoming, MN 55092

Dear Mr. Vue:

Based on my inspection of your property on September 12, 2014 at 397 Case Avenue East, St. Paul, MN and the list of orders (dated September 5, 2014) these are my findings.

1. Exterior- SPLC 34.09 (1) b, c, 34.33 (1) b, c- Provide and maintain all exterior walls free from holes and deterioration. Repair stone and mortar to provide protection from the weather and prohibit water from entering the building.-The exterior masonry needs to be grouted and caulked to protect against further degradation due to freeze/thaw. The work you started has not been completed leaving cracks and loose masonry. The grout is not curing, leaving an easily removed or dusted away material. There are numerous cracks and gaps that will allow moisture intrusion. Use an approved grout, mixed at the ratio, to complete this project to a professional state or repair/maintenance.
 - 1a. The first thing that must be remembered is that brick, mortar, stucco, concrete blocks and concrete are not water proofing materials. When brick or stone are placed on the outside of a wood structure you are required to have a one inch space between the tar paper or other building rap and the brick or stone. The tar paper or other building rap is secured to the wood sheathing. When there is water running down the face of the brick or if there is rain hitting the brick wall water will be leaking through the brick wall. Water going through the brick wall will occur no matter how tight the brick mortar joints because the mortar is not water proof. The one inch space between the brick and the building wrap is required to allow the water that comes through the brick facing to run down the back side of the brick facing.
 - 1b. The mortar between the brick is supposed to be of a lesser quality than the brick. The mortar is the sacrificial part of a brick wall. Water and water vapor that travel through the brick wall will break down the softer material. If the mortar is the harder of the two materials then the brick will disintegrate. The mortar is supposed to be the softer material. There are companies that do nothing but replace the mortar that has fallen apart and those companies do what is call "Tuckpointing". Caulking must not be used because the caulking doesn't breathe. The brick as installed is correct and code compliant.
2. Exterior -SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building. This work may require a permit(s). Call DSI at (651) 266-9090.-In wet weather, water runs down the slope on the north west side of the building and collects against the north side of the foundation and in the cutouts under the windows. Create a positive swale to direct water

away from the foundation and window areas. This may include filling in the base of the window cutouts to discourage pooling and retention of water.

2a. There is a positive slope of the concrete away from the building. The ground next to the northwest corner of the building has a concrete spillway that is diverting the water away from the building. The inspector said water that would be coming down next to the north west side of the building, but I believe the inspector meant the northwest corner of the building. The water is being directed away from the building with a concrete block wall and contouring of the ground so this isn't a code or water control violation.

3. Parapet wall- Exterior – SPLC 34.09 (I) b,c, 34.33 (1) b,c – Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.-The parapet wall on the northeast side has the wood peeling and curling, leaving large gaps for water infiltration. Repair this area to protect the wall from water infiltration.

3a. The wood on the exterior of the building is either green treated or cedar. These materials don't need painting. If the City Inspection Department were is going to require the cedar boards to be painted then they would also have to require all cedar roof shingles would have to be painted. The green treated lumber should not be painted, the green treatment on the lumber prevents paint from adhering and paint on green treated wood will peel. Green treated lumber is used to eliminate the need for painting. The lack of paint on cedar or green treated lumber isn't a code violation.

3b. The wood on the north end of the east side parapet wall (I believe the inspector meant at the north end of the east parapet wall); there was a board that was not fully secured to the west side of the east parapet wall. Since that loose section of that board was not needed and there were not any nails or screws securing the board to the parapet wall the board was removed. That was also a green treated board so there wasn't a painting issue with that board. The extra board on the parapet wall didn't present any type of danger to the public or the occupants of the building and should not have been written up as a violation.

4. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

4a. You had informed me that the required affidavit has been signed and returned to City, so this isn't a City Ordinance problem.

5. SPLC 40.06 –Revocation- The owner has failed to comply with the repair plan submitted January 15, 2014. This work was to be completed on June 15, 2014. Upon inspection on July 1, 2014, the work was not complete, and the Fire Certificate of Occupancy Revoked with an August 1, 2014 compliance or vacate date. This date has been extended to September 4, 2014. The building was not found to be in compliance on September 4, 2014.

5a. I would expect that the work that is referred to as not being completed on September 4, 2014 is from the last list of orders dated September 5, 2014. The only thing that I found on the north side of the building that an uninformed City Fire Inspector could have written up is three brick that have a surface problem. These three bricks and any similar problems with other bricks are visual problems except to an untrained City Fire Inspector. This type of a problem with the brick wall doesn't present a life, health or safety issue for

the public or the occupants of the building. All of the violations that were listed by the City Fire Inspector have been corrected. It is an unreasonable use of the Department of Safety and Inspections, Fire Inspection Division to use their police powers to ask the building to be vacated because of the uninformed City Fire Inspectors listing problems with a non-structural brick facing that is covering the wood framed structural wall. This has to be considered an un-informed and unreasonable interpretation of the ordinances by a Fire Inspector.

If you have any additional questions, please call.

Sincerely,

A handwritten signature in cursive script that reads "Don Hedquist". The signature is written in black ink and is positioned above the printed name.

Don Hedquist