

**846 Ashland Ave
Rehab Plan**

Owner:

Ariana Pierre

Community Organizations supporting this plan:

Community Stabilization Project

Carolyn Brown

(651) 225-8778

Summit-University Planning Council

Jens Werner

651-228-1855

Inspector:

Lisa Martin

651-266-1940

Fire Safety:

Tasks:

- A. **Carbon Monoxide Alarms are installed correctly**
(#2 on 1/14/2020 Condemnation Letter)
- B. **Smoke Detectors are installed correctly**
(#10 on 1/14/2020 CL)

Plan:

- 1. **Contact Saint Paul Fire Department's Project Safe Haven at 651-228-6273**
- 2. **Set up an appointment, and they will help make sure everything is safe as well as provide smoke detectors and carbon monoxide alarms where needed**
 - a. **Fire Marshall is coming 1/22/2020 at 10 AM**

Time needed: One month from 1/21/2020 hearing

Heating and Water:

Tasks:

- A. Stop using extension cords (complete)**
(#5 on 1/14/2020 CL)
- B. Provide permanent wiring to water heating**
(#5 on 1/14/2020 CL)
- C. Repair and service the boiler (complete)**
(#7 on 1/14/2020 CL)
- D. Perform a CO test on boiler (complete)**
(#7 on 1/14/2020 CL)
- E. Install a gas shut-off valve next to stove**
(#8 on 1/14/2020 CL)
- F. Fix the heat in all rooms, repair cracked radiator in front bedroom**
(#9 on 1/14/2020 CL)
- G. Make sure water heater installation meets code**
(#15 on 1/14/2020 CL)

Plan:

- 1. Tasks A, C, D are complete!
- 2. Contractor pulled permits for A, C, D
- 3. Contractor will pull permits for B, E, F, and G and complete that work
- 4. Request inspection

Plan Progress 1/20/20:

- 1. Inspector came to look at boiler work
- 2. Contractor will pull permits for gas shut-off valve and stove and complete that work
- 3. Contractor looking for a new radiator, and will pull permits as soon as that can move forward
- 4. Contractor is recommending a plumber for the water heater

Time needed: One month from 1/21/2020 to complete through inspection

New Stove

Tasks:

- A. Replace stove**
(#11 on 1/14/2020 CL)

Plan:

1. Work with the Eastside Neighborhood Development Corporation to purchase a new stove
2. Install stove

Time Needed: One month from 1/21/2020 to complete

Doors, Locks, and Windows

Tasks:

- A. **Repair Doors**
(#3 on 1/14/2020 CL)
- B. **Install one-inch deadbolt locks on all entry doors**
(#6 on 1/14/2020 CL)
- C. **Fix all broken windows**
(#16 on 1/14/2020 CL)
- D. **Ensure windows are able to open (fix sash cords)**
(#16 on 1/14/2020 CL)

Plan:

1. Carolyn Brown will do a walk through on 1/24/2020 to determine what work is needed.
2. Work with ESNDK to get doors
3. Locks donated by the Summit-University Planning Council
4. Request appropriate work permits
5. Repair broken windows with plexi
6. Work with a neighborhood handyperson to install doors, locks, and fix sash pulls
7. Request reinspection

Plan Progress 1/20/20:

1. Calling general contractor for quotes to fix windows

Time needed: One month from 1/21/2020

Garage

Tasks (All part of #13 on 1/14/2020 CL):

- A. **Secure garage with a temporary lock**
- B. **Repair eaves and soffits**
- C. **Repair roof, siding, and paint**
- D. **Replace broken garage door**

Plan:

1. Add a temporary lock to garage
2. Submit Brush With Kindness Application
3. Apply for needed permits and request reinspection once work is complete

Time needed: Much of this work requires warm weather, complete by summer

Retaining Wall

Tasks:

- A. **Repair retaining wall over 5 ft**
(#14 on 1/14/2020 CL)

Plan:

1. Apply for a grant or forgivable loan to complete this work (Like a Ramsey County forgivable loan)
2. Work with CSP and SUPC to apply
3. Identify a contractor and get a quote on the work for both cost and timeframe
4. Contractor will pull permits and complete the work
5. Request inspection

Time needed: Summer 2020

Vehicle in Alley

Task:

- A. **Remove vehicles from alley (completed)**
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All repairs and new installations must be made in accordance with the appropriate codes. Permit information may be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989.