Vang, Mai (CI-StPaul)

To:

mckaye001@netscape.net; john@shoemakerlaw.com; donaldhedquist@comcast.net;

kir0592@gmail.com; kriley592@gmail.com

Cc:

Magner, Steve (CI-StPaul); Yannarelly, Joe (CI-StPaul); Spong, Amy (CI-StPaul); Boulware,

Christine (CI-StPaul); Sheffer, Vicki (CI-StPaul)

Subject:

RE: 758 Maryland Ave E.Kaye Ltr R-R Ltr 2-12-13

Mary,

Just a quick glance at the bid, , I am not seeing timelines

From: mckaye001@netscape.net [mailto:mckaye001@netscape.net]

Sent: Tuesday, February 26, 2013 4:35 PM

To: Vang, Mai (CI-StPaul); john@shoemakerlaw.com; donaldhedquist@comcast.net; kjr0592@gmail.com;

kriley592@gmail.com

Cc: Magner, Steve (CI-StPaul); Yannarelly, Joe (CI-StPaul); Spong, Amy (CI-StPaul); Boulware, Christine (CI-StPaul);

Sheffer, Vicki (CI-StPaul)

Subject: Re: 758 Maryland Ave E.Kaye Ltr R-R Ltr 2-12-13

Hello Mai!!

Attached herewith is a file containing the following:

1. A complete code compliance report from Jim Seeger and his team,

2. A bid from HomeWork, licensed GC for \$16,450.00

- 3. A second bid/plan from Beddor Contracting Licensed GC for \$16,000.00
- 4. A current account summary indicating enough funds to cover the work,
- 5. An affidavit from the owner dedicating entirety of those funds to the rehab process.

Please be advised that I will be appearing at the hearing to appeal the following:

- 1. The City's \$45,000 estimate,
- 2. The Category 3 status.
- 3. The 5,000.00 performance bond;

I may also submit for review under separate cover additional appeal items as well case law and appellate case law for the councils review.

Thanks Mai, you do an amazing job:-)

Mary C. Kaye 651,246,0733

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----Original Message----

From: Vang, Mai (CI-StPaul) (CI-StPaul) < mai.vang@ci.stpaul.mn.us>

To: mckaye001 < mckaye001@netscape.net>

Cc: Magner, Steve (CI-StPaul) (CI-StPaul) <<u>steve.magner@ci.stpaul.mn.us</u>>; Yannarelly, Joe (CI-StPaul) (CI-StPaul) <<u>joe.yannarelly@ci.stpaul.mn.us</u>>; Spong, Amy (CI-StPaul) (CI-StPaul) amy.spong@ci.stpaul.mn.us; Boulware.



Wells Fargo Business Online®

Account Activity

Business and Personal Accounts

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as of 02/25/13		
Current Posted Balance Current Posted Balance	\$14,388.33	
This balance includes all transactions that have been processed ("posted"). It does not include pending transactions. Refer to your account's Available Balance to determine the funds currently available to you for withdrawal.	-	
Pending Withdrawals/ Debits	\$0.00	
Pending Deposits/ Credits	\$800,00	
Available Balance Learn More	\$15,188.33	•

Affidavit of Kevin Riley

My name is Kevin Riley. I am 53 years old and working as Chief Manager, Owner Raven Financial, and currently reside at 300 Broadway #305, Fargo, ND 58102.

I affirm that the bank statement attached contains the funds that are dedicated to be used for the rehabilitation of 758 Maryland, St. Paul, MN.

I declare that, to the best of my knowledge and belief, the information herein is true, correct and complete.

Kevin Riley

STATE OF NORTH DAKOTA, COUNTY OF CASS, ss:

2013, before me,

* Ithe undersigned officer, personally appeared Kevin Riley, known to me to be the person who is described in and who executed the within and foregoing Affidavit, and being first duly sworn on oath according to law, deposes and says that he has read the foregoing Affidavit subscribed by him, and that the matters stated herein are true to the best of his information, knowledge and belief.

MCKENZIE TAYLOR Notary Public State of North Dakota My Commission Expires Sept. 3, 2016

*** All extra work and change orders will be accounted for on a separate basis, if extra work is added the price will be adjusted accordingly, change orders and extra work along with price increases will be discussed and agreed upon between the owner / customer and Beddor Contracting, LLC / Thomas Beddor

**** Terms of Payment: ½ down to start job, balance due upon completion. Dumpster cost is not included and will be paid directly to the dumpster company by the owner / customer.

Please make payment payable to: Beddor Contracting, LLC

Re: 758 Maryland Ave E

February 11, 2013

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BUILDING Inspector: Jim Seeger Phone: 651-266-9046

- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Insure safety glass in windows over bathtubs.
- · Install tempered glass in windows on stair landings.
- A building permit is required to correct the above deficiencies.

ELECTRICAL Inspector: Randy Klossner Phone: 651-266-8989

- Close openings in junction boxes with knockout seals and/or junction box covers. (attic and back stairwell)
- Replace GFCI receptacle in first floor bathroom adjacent to the sink. (not working)
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets. (2nd floor behind refrigerator)
- Install hard-wired, battery backup smoke detector and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Replace all painted-over receptacles.
- Based on repair list purchase permit for 6 circuits.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Rick Jacobs Phone: 651-266-9054

- Basement Both Water Heaters Water Heater gas venting incorrect (MFGC 503)
- Basement Water Piping boiler fill water line requires backflow assembly or device (MPC 2100)
- Basement Water Piping provide water piping to all fixtures and appliances (MPC 1700)
- Basement Water Piping repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Basement Water Piping run 1 inch water line from meter to first major take off (SPRWS Water Code)
- Basement Gas Piping replace improper piping or fittings (MFGC 411)
- Basement Soil and Waste Piping add appropriate hangers (MPC 1430 Subp. 4)
- Basement Soil and Waste Piping improper connections, transitions, fittings or pipe usage (MPC 2420)

Re: 758 Maryland Ave E February 11, 2013 Page 3

PLUMBING Inspector: Rick Jacobs

Phone: 651-266-9054

- Basement Soil and Waste Piping no front sewer clean out (MPC 1000)
- Basement Soil and Waste Piping unplugged or open piping; back pitched piping (MPC 1000)
- Basement Laundry Tub incorrectly vented (MPC 2500)
- Basement Laundry Tub provide a vacuum breaker for the spout (MPC 2000 B)
- Basement Laundry Tub water piping incorrect (MPC 0200 P.)
- Basement Replace the fitting in the waste stack that has the tapped opening in it.
- Basement Replace the missing laundry tub and faucet to code or cap all open piping to code.
- Basement, First, and Second floor Bathrooms Plumbing General Plumbing was installed without permits and no inspections. Obtain proper permits and provide for proper tests and inspections (0320 Subp. 3)
- First Floor Gas Piping range gas shut off; connector or piping incorrect (MFGC 411)
- First Floor Sink incorrectly vented (MPC 2500)
- First Floor Toilet Facilities incorrectly vented (MPC 2500)
- First Floor Tub and Shower faucet is missing, broken or parts missing (MPC 0200. P.)
- First Floor Tub and Shower provide anti-scald valve (MPC 1380, Subp. 5)
- Second Floor Gas Piping range gas shut off; connector or piping incorrect (MFGC 411)
- Second Floor Sink faucet is missing, broken or parts missing (MPC 0200.P.)
- Second Floor Sink water piping incorrect (MPC 0200 P.)
- Second Floor Tub and Shower waste incorrect (MPC 2300)
- All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Exterior - Lawn Hydrants - Broken or parts missing (MPC 0200 K)
- Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

HEATING Inspector: Maureen Hanson

Phone: 651-266-9043

- Clean and Orsat test both boiler burners. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating units are safe.
- Seal all abandoned openings in chimney in the basement.
- Vent clothes dryer to code
- Provide adequate combustion air and support duct to code
- Provide support for gas lines to code
- Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- Provide heat in every habitable room and bathrooms
- Install back flow preventer on city water fill line to hot water heating systems and pipe vent as required.
- Repair or replace radiator valves as needed

Re: 758 Maryland Ave E

February 11, 2013

Page 4

HEATING Inspector: Maureen Hanson

Phone: 651-266-9043

 Mechanical gas and hydronic permits are required for the above work and the work completed since original code compliance inspection.

ZONING

- 1. This property is in a(n) RT1 zoning district.
- 2. This property was inspected as a Duplex.

Notes:

- See attachment for permit requirements and appeals procedure.
- This property is designed by the Vacant Buildings Department as a Category #3 which
 requires a \$5000.00 Performance Bond or Deposit at the time the permit is issued.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
- Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Joe Ehrlich between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger, Code Compliance Officer

Phone: 651-266-9046

Email: james.seeger@ci.stpaul.mn.us

JLS:ml Attachments

Formework

Ministry	Homework	Date	2/20/2013
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Estimate

Customer:	Contractor:
Mary Kaye 651-246-0733	Beddor Contracting, LLC 4745 Yorktown Lane N Plymouth, MN. 55442 612-916-8364 beddorcontracting@gmail.com License # BC661909
Property Address:	Cost and Duration:
758 Maryland Ave E ST Paul, MN	3-5 weeks for complete job
	\$16,000.00 for labor / materials

Scope of Work:

- 1) Building: materials and labor per code compliance report: \$5,000.00
- 2) Electrical: materials and labor per code compliance report: \$5,000.00
- 3) Heating: materials and labor per code compliance report: \$6,000.00

For all details and exact scope of work please refer to the Code Compliance Report for this property.



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.strand.gov/dsi

Web: www.stpaul.gov/dsi

Code Compliance Report

February 11, 2013

RAVIN FINANCIAL LLC C/O MARY KAYE 880 CLARK ST ST PAUL MN 55130 * * This Report must be Posted on the Joh Site * *

Re:

758 Maryland Ave E

File#:

07 214980 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on January 14, 2013.

Please be advised that this report is accurate and correct as of the date February 11, 2013. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from February 11, 2013. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected:

BUILDING Inspector: Jim Seeger Phone: 651-266-9046

- Insure basement cellar floor is even, is cleanable, and all holes are filled.
- Cover water meter pit with concrete or decay resistant, screwed-down cover. Cleanouts to be flush with floor slab.
- Remove or encapsulate asbestos in an approved manner.
- Maintain one hour fire separation between dwelling units and between units and common areas.
- Install handrails (34 inches 38 inches above each nosing) and guardrails (36 inch
 minimum) at all stairways, and return hand rail ends into a newel post or wall per
 attachment.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- . Provide complete storms and screens, in good repair for all door and window openings.
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- Weather seal exterior doors, threshold and weather-stripping.
- Repair walls, ceiling and floors throughout, as necessary.
- Provide major clean-up of premises.