

City of Saint Paul  
Saint Paul City Clerk  
310 City Hall  
15 West Kellogg Blvd.  
Saint Paul, MN 55102

Application for Appeal - Attachment

613 Bay Street duplex

This duplex is owner occupied on the first floor of the house and the two detached garages. Most of the yard is also used primarily by the owner.

Mike Cassidy the fire inspector was informed that the first floor of this house was owner occupied. Mr. Cassidy should not have inspected the first floor of this house. The renter upstairs has no access to the garages, first floor or the basement of this house.

We previously had a fire inspection on May 6<sup>th</sup>, 2008. That investigator was helpful and pleasant to work with. He found a few items that needed to be corrected. We corrected all of these items.

Mr. Mike Cassidy at our most recent fire inspection has not been helpful or pleasant to work with. He is extremely picky on what I consider nuisance items for the most part. He was secretive during the inspection and did not point out items of concern during the inspection as they were found. Instead we got a big surprise with this letter. Mr. Cassidy outlined 15 items in his letter dated September 12, 2012. Below is a discussion on each of these items:

1&2 – There are a few holes in the wall made by my son. My son has agreed to patch the holes and repaint the bathroom – see Photo 1.

3 - My son had removed the metal ring around the ceiling light for cleaning. This was just a matter of reinstalling the ring – see Photo 1.

4 – Photo 2 shows the hallway ceiling – we are not sure what is wrong here. The light fixture is original to this old house and never had a globe over it. This ceiling is over eight feet high and I cannot see the hazard here.

5 – Photo 3 shows the only living room ceiling light fixture in this room. There were no missing globes on this light fixture. This photo also shows the relatively new wired-in smoke and carbon monoxide detector. This was installed when new wiring was installed in the house about six years ago. The old battery operated smoke detectors were removed but the small plastic holder was left on the ceiling. We had planned to remove the plastic holder the next time the ceiling in the bedroom was painted. See Photo 4.

6 – Photo 4 shows the small plastic piece that was left on the ceiling after the old battery operated smoke detector was replaced by a wired in smoke and carbon monoxide detector. I can't see how this is a hazard up on an 8 foot ceiling.

7 – Photos 5-7 shows some of the missing base wall molding and some of the new base wall moldings installed. My son and I have been working to replace the old lead painted base moldings with new base molding as time and money permits.

8 – Photo 8 shows the clutter that has built up at the top of the seldom used top of stairs to the basement. This basement does have two exit doors as well as several windows. This can be fixed easily.

9 – Photo 9 shows the type of plastic holder in the 2<sup>nd</sup> floor bedroom that was left in place after the new wired in smoke and carbon monoxide detectors were installed. The plan was to remove these when the ceiling was repainted. This could be five years from now. I can't see how this is a hazard.

10 – Photo 10 shows the new refrigerator and freezer in the basement. This unit has a maximum wattage of 140, which is similar to a light bulb. A short extension cord was being used with this unit. I don't believe this is a hazard but this unit can be moved to a fixed outlet.

11 – Photos 11 and 12 show the two garages used primarily by myself and my son. These are remote from the house and could use a coat of paint. We had planned to do this in the near future, but have not gotten around to it. These are not a fire hazard to the occupied building.

12 – Photos 13 and 14 show the new landscape wall my son has been working on recently. The blocks were stacked in an orderly fashion in the yard. I don't see the hazard here.

13 – Photos 15 and 16 show most of the yard. My son and daughter-in-law have a large garden where they grow vegetables. They have also planted prairie flowers in several areas of the yard. It's always in the eye of the beholder about what weeds are and what are vegetables and flowers. The yard does need to be cleaned up a bit.

14 – About a year ago we had the Snelling Company service the furnace and AC at this house. Attached is my order from them. I showed this to Mr. Cassidy but he indicated it does not meet your latest requirements. We have been having the furnace looked at by the Snelling Company (who installed the new furnace) every two years. It will cost another \$200 to repeat the year old inspection and servicing with no tangible benefit.

15 – I showed Mr. Cassidy my smoke detector affidavit with the signatures of my renter and my son. He indicated I needed to send it into your office.

The original plan on this house was that I was going to buy the house from my wife's mother and then sell it on a contract for deed to my son and his wife. Shortly after we purchased the house

both my son and his wife lost their jobs. Since that time they both on occasion have found part time jobs. About four months ago my son's wife found a full time job. My son is presently at the police academy full time and working 20 hours per week at a part time job. Money is very tight.

Having money to repair this old house has been very difficult. We have made many repairs to this house to make it functional. Within the last five years we have put in a new high efficiency furnace and air conditioner. This included redoing a lot of the ductwork in the house. We have purchase all new appliances in both the rental unit and my sons area. We replaced all the carpet on the second floor two years ago and also painted and redecorated this entire unit. This included new appliances in the kitchen (kitchen stove), new clothes washer and dryer, and we replaced the toilet in the bathroom. On the first floor we removed all the carpet. We installed a new vinyl floor in the kitchen and resurfaced all the old hard wood floors. During this process the floor refinisher offered to remove all the old lead painted base molding and dispose of it for us.

We replaced the long and large dirt driveway with asphalt at considerable expense.

From my perspective, this is an owner occupied duplex which we have significantly improved. It is questionable as to whether this even falls under your jurisdiction. If it does, then Mr. Cassidy should have only inspected the upstairs rental unit and the yard. Mr. Cassidy's list of 15 violations is questionable at best. The garages should not have been a part of this inspection; are not attached to the house, and are not a safety hazard to the occupied house.

Best Regards,



Paul Ellringer  
613 Bay Street  
Saint Paul, MN 55102  
651-276-0802

Attachment: Snelling Furnace Inspection  
Cassidy Fire Inspection Correction Notice 9-12-12

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6/24/2011

A4 Kevin  
77541

Paul Ellringer & Ben Ellringer  
613 Bay St  
Saint Paul, MN 55102  
(651) 696-0267 Paul

# 10305

Equipment Information

Product	Model	Serial Number	Date Installed	Warranty End
Lennox Air Conditioner	1		01/01/1983	
Lennox Furnace	G23Q3/4-100-6	5800A56732	01/01/2000	

Bryant furnace 355 AAV642080FASA SN 1006A05549  
Bryant A/C 124ANA024000BAAA SN 2906E38308

WORK PERFORMED: ✓ = Checked & OK D = Defective C = Cleaned R = Replaced

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> PILOT           | <input type="checkbox"/> HEAT EXCHANGER                           | <input checked="" type="checkbox"/> FILTER             |
| <input type="checkbox"/> SENSOR          | <input type="checkbox"/> BURNERS                                  | <input checked="" type="checkbox"/> COND. FAN MOTOR    |
| <input type="checkbox"/> IGNITER         | <input type="checkbox"/> COMB. BLOWER                             | <input checked="" type="checkbox"/> CONDENSER COIL     |
| <input type="checkbox"/> GAS VALVE       | <input type="checkbox"/> LIMIT CONTROL                            | <input type="checkbox"/> EVAP. COIL                    |
| <input type="checkbox"/> PRIMARY CONTROL | <input type="checkbox"/> VENT AND DRAFT                           | <input type="checkbox"/> HUMIDIFIER                    |
| <input type="checkbox"/> TRANSFORMER     | <input type="checkbox"/> THERMOSTAT                               | <input checked="" type="checkbox"/> COMPRESSOR 4.8     |
| <input type="checkbox"/> RELAY           | <input type="checkbox"/> BLOWER & MOTOR                           | <input type="checkbox"/> EAC                           |
| <input type="checkbox"/> MANIFOLD PRES   | <input type="checkbox"/> OUTDOOR TMP                              | <input checked="" type="checkbox"/> SUC LINE PRES 12.7 |
| <input type="checkbox"/> GAS INPUT       | <input type="checkbox"/> SA TEMP/FRNC                             | <input type="checkbox"/> SA TEMP/AC                    |
| <input type="checkbox"/> WATER PRES      | <input type="checkbox"/> RA TEMP/FRNC                             | <input type="checkbox"/> RA TEMP/AC                    |
| <input type="checkbox"/> BLOWER AMP      | <input checked="" type="checkbox"/> LIQ LINE PRES 25.0<br>✓ drain | <input checked="" type="checkbox"/> COND. FAN AMP .5   |

CFC HANDLING REPORT

REFRIGERANT RECOVERED YES NO  
LBS R22 410

SYSTEM EVACUATED YES NO  
LEAK CHECK YES NO

REFRIGERANT ADDED YES NO  
LBS R22 410

COMMENTS:

• Service Type: Regular  
PMC FA. Go to 1640 Scheffer 1st then over to this house.


PART	PART #	AMOUNT
PMC A/C		149
ARC M004 16x25x4		48.89
<b>TOTAL</b>		<b>197.89</b>

RECOMMENDATIONS:

WARRANTY

We guarantee that the parts installed by us will perform satisfactorily under conditions of normal use. Should said parts fail to perform we will guarantee them for 30 days and related labor to replace the parts. If repairs later become necessary, due to other defective parts, they will be charged separately. Except as expressly provided for above, there is no warranty or guarantee of MERCHANTABILITY or FITNESS FOR a particular purpose or of any other kind, express or implied, with respect to the services performed or parts furnished by us, and we do not, of course, make any guarantee with respect to any other parts. This warranty applies to normal working hours only.

I acknowledge that the above work was done as described.

X   
CUSTOMER'S SIGNATURE

PLEASE VERIFY TIME OF ARRIVAL  
DISPATCHED/DIAGNOSE 12:40/12:50  
START/END  
VISA  DC  MC   
CHECK # 10305  
CASH