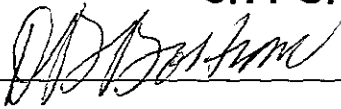


ORIGINAL**RESOLUTION
CITY OF SAINT PAUL, MINNESOTA****18**

Presented by



Referred To

Committee Date

1 **BE IT RESOLVED**, that the Council of the City of Saint Paul hereby certifies and approves the February 1,
2 2000, decision of the Legislative Hearing Officer on Property Code Enforcement Appeals for the following
3 address:

4 Property AppealedAppellant6 624 Summit Avenue, 576-578 Grand Avenue, 426 Pierce Street; Gwynne Evans7 1986 St. Clair Avenue, 1765 Randolph Avenue, 460 Pierce Street

8 Decision: Variance granted on the nonconforming doors with the following conditions: 1) when the
9 nonconforming doors need to be replaced, they will be replaced with conforming fire rated doors, 2) the
10 building must otherwise be in compliance.

11 1319 Grand Avenue

Marie V. Heckel

12 Decision: Variance granted on the nonconforming doors with the following conditions: 1) when the
13 nonconforming doors need to be replaced, they will be replaced with conforming fire rated doors, 2) the
14 building must otherwise be in compliance.

15 1646 Selby Avenue

Sarah Close

16 Decision: Variance granted on the nonconforming doors with the following conditions: 1) when the
17 nonconforming doors need to be replaced, they will be replaced with conforming fire rated doors, 2) the
18 building must otherwise be in compliance.

19 1585 Rice Street

Patrick Donahue for Community Options

20 Decision: Variance granted on the nonconforming doors with the following conditions: 1) when the
21 nonconforming doors need to be replaced, they will be replaced with conforming fire rated doors, 2) the
22 building must otherwise be in compliance.

23 550 Wheeler Street North

Paul Huot for Huot Manufacturing Company.

24 Decision: The owner has until December 31, 2000, to replace the combustible storage containers with non
25 combustible storage containers above the top rack.

26 661 Lincoln Avenue

Larry Rantapaa

27 Decision: Variance granted on the legal escape windows in both sleeping rooms of Unit #3 with the following
28 condition: when the building is under rehabilitation, the windows must be brought up to code.

29 906 Beech Street, Lower Unit

Wendy Sawyer

30 Decision: Lay over to the February 15 Property Code Enforcement meeting.

31

	Yeas	Nays	Absent
1 Blakey	✓		
2 Coleman			✓
3 Harris	✓		
4 Benanav	✓		
5 Reiter	✓		
6 Bostrom	✓		
7 Lantry	✓		
	6	0	1

Requested by Department of:

By: _____

Form Approved by City Attorney

By: _____

8 Adopted by Council: Date Feb. 9, 2000

9 Adoption Certified by Council Secretary

11 By: [Signature]12 Approved by Mayor: Date Feb 19 200013 By: [Signature]

Approved by Mayor for Submission to Council

By: _____

00-111

DEPARTMENT/OFFICE/COUNCIL City Council Offices	DATE INITIATED 2-2-2000	GREEN SHEET No 100401	
CONTACT PERSON & PHONE Gerry Strathman, 266-8560		<input type="checkbox"/> DEPARTMENT DIRECTOR _____	<input type="checkbox"/> CITY COUNCIL _____
MUST BE ON COUNCIL AGENDA BY (DATE) February 9, 2000		<input type="checkbox"/> CITY ATTORNEY _____	<input type="checkbox"/> CITY CLERK _____
		<input type="checkbox"/> FINANCIAL SERVICES DIR. _____	<input type="checkbox"/> FINANCIAL SERVICES ACTG _____
		<input type="checkbox"/> MAYOR (OR ASSISTANT) _____	<input type="checkbox"/> _____
TOTAL # OF SIGNATURE PAGES _____		(CLIP ALL LOCATIONS FOR SIGNATURE)	
ACTION REQUESTED Approving the decisions of the Legislative Hearing Officer on Property Code Enforcement appeals for the following addresses: 624 Summit Avenue, 576-578 Grand Avenue, 426 Pierce Street, 1986 St. Clair Avenue, 1765 Randolph Avenue, 460 Pierce Street, 1319 Grand Avenue, 1646 Selby Avenue, 1585 Rice Street, 550 Wheeler Street North, 661 Lincoln Avenue, 906 Beech Street, Lower Unit.			
RECOMMENDATION Approve (A) or Reject (R) _____ PLANNING COMMISSION _____ CIB COMMITTEE _____ CIVIL SERVICE COMMISSION _____ _____ _____		PERSONAL SERVICE CONTRACTS MUST ANSWER THE FOLLOWING QUESTIONS: 1. Has this person/firm ever worked under a contract for this department? YES NO 2. Has this person/firm ever been a city employee? YES NO 3. Does this person/firm possess a skill not normally possessed by any current city employee? YES NO 4. Is this person/firm a targeted vendor? YES NO Explain all yes answers on separate sheet and attach to green sheet	
INITIATING PROBLEM ISSUE, OPPORTUNITY (Who, What, When, Where, Why)			
ADVANTAGES IF APPROVED			
DISADVANTAGES IF APPROVED			
DISADVANTAGES IF NOT APPROVED			
TOTAL AMOUNT OF TRANSACTION \$ _____		COST/REVENUE BUDGETED (CIRCLE ONE) YES NO	
FUNDING SOURCE _____		ACTIVITY NUMBER _____	
FINANCIAL INFORMATION (EXPLAIN)			

Council Research Center

FEB 02 2000

NOTES OF THE PROPERTY CODE ENFORCEMENT MEETING

Tuesday, February 1, 2000

Room 330 Courthouse

Gerry Strathman, Legislative Hearing Officer

The meeting was called to order at 1:32 p.m.

STAFF PRESENT: Mike Urmann, Fire Prevention; Sherry Wings, Fire Prevention

624 Summit Avenue, 576-578 Grand Avenue, 426 Pierce Street, 1986 St. Clair Avenue, 1765 Randolph Avenue, 460 Pierce Street

Gwynne Evans, owner, appeared and stated she is seeking a variance on the 20 minute fire rated doors on all the addresses listed above.

Mike Urmann stated he has no objection to an appeal on the doors on all six addresses; however, there are outstanding items on the Summit, Grand, and Pierce buildings that would need to be completed before the appeal comes into effect.

Ms. Evans stated 624 Summit is a large Victorian building, and it is taking her longer to rehabilitate it. She does good work and more than what the City asks her to do.

Mr. Strathman stated he is concerned about one of the items which calls for a smoke detector. Ms. Evans responded that is done.

What is the condition of the building, asked Mr. Strathman. Mr. Urmann responded the last time he saw it was a couple of months ago. The owner does beautiful work in the buildings.

Ms. Evans stated Mr. Urmann's intention is to close the building down. He has been difficult to work with in expecting work to be done in a particular time. Mr. Urmann responded he is following the City ordinances, policies, and procedures in enforcing the code. This building's status is under revocation. That is not Ms. Evans fault because the building was in bad shape when she purchased it. The only way Mr. Urmann can accept an appeal on the doors is if the rest of the building is in compliance. His intention is not to close down the building down, but to keep it in minimum code compliance as the City requires.

Gerry Strathman granted a variance on the nonconforming doors with the following conditions:

1) when the nonconforming doors need to be replaced, they will be replaced with conforming fire rated doors, 2) the buildings must otherwise be in compliance. He understands Mr. Urmann to say that he will not take any action at this time in withdrawing the certificate of occupancy or condemning the building.

1319 Grand Avenue

Bernard Sieleni, representing Marie V. Heckel, appeared and requested a variance for fire rated doors.

Mike Urmann reported he had no objection to an appeal.

Gerry Strathman granted a variance on the nonconforming doors with the following conditions:

1) when the nonconforming doors need to be replaced, they will be replaced with conforming fire rated doors, 2) the building must otherwise be in compliance.

1646 Selby Avenue

(No one appeared representing the property; however, tenant Sarah Close appeared toward the end of the meeting.)

Mike Urmann reported he had no objection to an appeal and told the owner it was not necessary to appear at this hearing.

Gerry Strathman granted a variance on the nonconforming doors with the following conditions:

1) when the nonconforming doors need to be replaced, they will be replaced with conforming fire rated doors, 2) the building must otherwise be in compliance.

1585 Rice Street

(No one appeared representing the property.)

Mike Urmann reported he had no objection to an appeal.

Gerry Strathman granted a variance on the nonconforming doors with the following conditions:

1) when the nonconforming doors need to be replaced, they will be replaced with conforming fire rated doors, 2) the building must otherwise be in compliance.

550 Wheeler Street North

Paul Huot, representing Huot Manufacturing Company, appeared and stated he has a 9,000 square foot warehouse attached to the manufacturing plant. It was built in 1966. It has 25 foot high ceilings, and the lowest point under beam is 20 feet. There is racking in the building. Metals parts are stored there. (Mr. Huot showed an example of what is stored.) The top rack bottom beam is 14 feet and they store above that steel beam. The inspector Sherry Wings cited them for having storage without a sprinkling system above 12 to 15 feet. They have been discussing ways to correct the situation: adding a sprinkler system or switching to non flammable containers above the 15 foot level. Mr. Huot would like to ask for a variance because

the building has been there for a long time and the expensive cost. The sprinkler system and the pipes would be \$82,000. The 440 electrical is not available in this area so he is not aware of the cost.

Gerry Strathman asked what kind of containers are there now. Mr. Huot responded corrugated and wood wire bound containers. The cost would be \$22,000 to \$32,000 plus revamping the warehouse. It would take 50 hours to move the materials around. As for the sprinkler system, there is not the water pressure on Wheeler Street to maintain a steady flow. Special pumping would have to be installed.

Sherry Wings reported Mr. Huot asked for a year extension, but her supervisor was more in favor of a six month extension. The owner feels he cannot make a six month time limit. And run the business on top of that, added Mr. Huot.

Mr. Strathman asked about the fire risk. Ms. Wings responded these are non combustible products, but they are in combustible containers on wood pallets on metal racking. Steel buckles a lot better than wood when heat is transferred onto it. Packaging itself will spread the fire. The code allows for up to 12 feet; the top beam of the rack is at 14. There is a lot of paper there. It is a moderate fire danger.

Would a fire in this situation be difficult to fight or normal, asked Mr. Strathman. Ms. Wings responded it is a clean warehouse. It would be a moderate risk.

If he were to address some of the combustible storage containers, that would go enough distance towards addressing fire safety, asked Mr. Strathman. Ms. Wings responded yes, anything over 12 feet in noncombustible containers and noncombustible items would be okay. Mr. Huot stated he would need the time to do this. This warehouse was just moved around somewhat so he has an idea of how long it takes to do these things. It will take ten weeks just to get the containers.

Gerry Strathman granted an extension to December 31, 2000, to replace the combustible storage containers with non combustible storage containers above the top rack. The owner is committed to addressing the problem and this does not appear to be an extremely high hazard situation.

661 Lincoln Avenue

Larry Rantapaa, owner, appeared and stated this is a three unit building. It was probably originally a duplex. He has had the building since 1979, and the Third Floor has always been a legal apartment. It has been through numerous certificate of occupancy inspections and has always passed. During the last inspection, the inspector cited the sleeping rooms on the Third Floor for not having legal size egress windows. The windows are original. They are two small windows side by side with a mullion in between. According to the inspector, he could comply with the regulations by opening up 50% of the walls to make an alcove; however, that would

destroy the look of the room. There are legal egress windows in the apartment: five in the front, two in the rear.

Gerry Strathman asked could a person get out of the windows. Mr. Rantapaa responded he has gotten out of the window. A firefighter with equipment may have to use an ax to destroy the mullion in between.

Mike Urmann reported that opening up the wall by 50% would make it part of the room next to it which has a legal escape window. The minimum height and width of the two windows side by side still does not meet the size of a legal escape window.

Mr. Strathman stated if someone got out of this window, they could leap three stories or have a firefighter get them out the window. Mr. Urmann responded that is correct. Mr. Rantapaa responded in one case, the window goes out onto the roof. At another window, there would be a drop to a second story porch; the rear window would be a drop to a porch roof. There is also an escape from the third floor, which is a trap door ladder that goes down the stairwell. Under the windows in question, there is a straight drop. There is another building next door; a firefighter would probably try to enter from the adjacent roof.

Did he consider installing a different window, asked Mr. Strathman. Mr. Rantapaa responded the cost of doing that may be in the thousands.

Gerry Strathman granted a variance on the legal escape windows in both sleeping rooms of Unit #3 with the following condition: when the building is under rehabilitation, the windows must be brought up to code. The Fire Department is correct, but he understands how the owner does not want to tear down interior walls. If firefighters needed to enter this, they would have no trouble getting in with equipment on hand. Also, a three story drop is not an appealing egress. The apartment has hard wired smoke detectors and there is a sprinkler system in the basement, added Mr. Rantapaa.

906 Beech Street, Lower Unit

Valerie Tremelat, Southern Minnesota Regional Legal Services, representing Wendy Sawyer, appeared and stated it is her understanding that Pat Fish had requested a layover of this matter.

Gerry Strathman laid over to the February 15 Property Code Enforcement meeting.

The meeting was adjourned at 2:12 p.m.

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