

Moermond, Marcia (CI-StPaul)

From: Moermond, Marcia (CI-StPaul)
Sent: Wednesday, November 28, 2018 11:10 AM
To: Jacobs, Rick (CI-StPaul); Ubl, Stephen (CI-StPaul)
Subject: RE: 673 Lexington Pkwy S - Code Compliance Inspections

Rick,

Thank you for looking into this and getting back to me so quickly. So, it looks like the feds did work without permit, some of it inadequately, and this is a case of "buyer beware."

As an aside, I think it would be helpful to spell out that work had been done without permit in the code compliance inspection report. Do trades inspectors review previous code compliance inspection reports in preparing their own, current report, so this situation could be proactively identified? I ask because the inspection report is the legal disclosure document on conditions used for the sale and DSI's sale review of the property – and the ambiguity could come back on the city.

Moving forward, should I tell the owner to work with his plumbing contractor and you or one of your guys on the items which need to be covered in the plumbing permit, or is it as simple as the contractor referencing that the permit is for the items in the first code compliance report?

Thank you, Marcia

From: Jacobs, Rick (CI-StPaul)
Sent: Wednesday, November 28, 2018 10:52 AM
To: Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>; Ubl, Stephen (CI-StPaul) <stephen.ubl@ci.stpaul.mn.us>
Subject: RE: 673 Lexington Pkwy S - Code Compliance Inspections

Plumbing work was performed without permits between C.C. #1 performed on Feb. 17 2018 and C.C. #2 performed on May 09 2018.

In addition, the work that was performed without first obtaining the proper permits, requires corrections as indicated on C.C. #2, which was performed on May 09 2018.

Both C.C. lists indicate that permits are required for the work as the last item on the C.C. list under plumbing.



Rick Jacobs

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From: Moermond, Marcia (CI-StPaul)

Sent: Tuesday, November 27, 2018 4:16 PM

To: Ubl, Stephen (CI-StPaul) <stephen.ubl@ci.stpaul.mn.us>

Cc: Jacobs, Rick (CI-StPaul) <rick.jacobs@ci.stpaul.mn.us>

Subject: 673 Lexington Pkwy S - Code Compliance Inspections

Hi Steve,

This is the property I just spoke to you about. In this case, the new owner who's doing the rehab was told by "Troy" (I think he means Insp. Troy McManus) that he needs to pull a permit for plumbing work done prior to his ownership. It looks like there was a longish plumbing code compliance inspection list in 2017 and then a short one in 2018. The work being referenced seems to have been done without permit in between those 2 code compliance inspection reports, but I don't know.

What I'm not clear on is how it comes to pass that this expectation didn't get into the 2018 plumbing code compliance inspection list. My understanding is that we don't usually add items to these lists unless there's been a physical change in the building. It looks like Fannie Mae ordered the 2018 code compliance and, as you know, the feds don't necessarily follow the state codes pulling permits, etc. – so, who knows. If you could look at this and let me know how this gentleman should proceed, I'd appreciate it.

Thanks, Marcia