

730 Como Avenue

Presentation to the St. Paul City Council

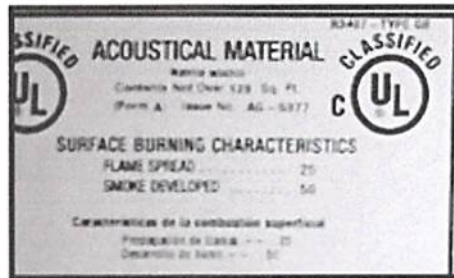
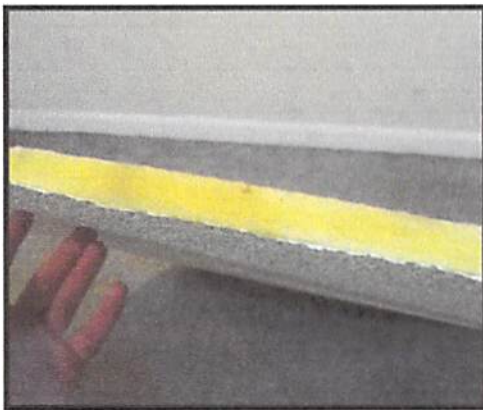


Juley Viger Speed
December 7, 2011

730 Como Avenue

3. Basement Unit - Repair and maintain ceiling in an approved manner.

A. Pictures of the ceiling tiles currently in place. The fire rating on the tiles has a flame spread of 25 and a smoke development of 50. U.S. building codes often require compliance with the International Mechanical Code (IMC) which generally requires a Fire Spread/Smoke Development rating of 25/50 per ASTM E84 for interior rooms.



B. The hallway has exposed joists due to two lower hanging pipes. If the ceiling were installed below the aforementioned pipes it would be lower than the height of the doorways. I'm requesting an extension of July 1st, 2012 to put this section of ceiling in place because the pipes are part of the boiler heating system and replacement will require the system to be shut off and drained leaving the tenants without heat during the winter months.



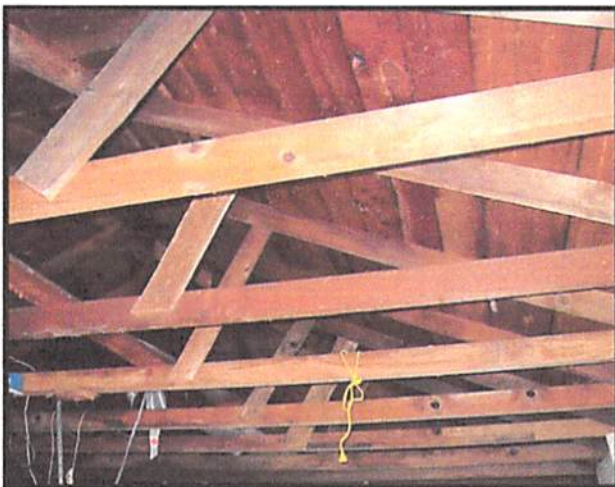
7. Provide and maintain the roof weather tight and free from defects - Repair or replace the roof, soffit, and fascia in an approved manner, this work must be done under a permit.

See pictures. Fascia has no function and is merely for aesthetic purposes. This section of fascia is showing some wear and needs replacement. I'm requesting an extension to July 1, 2012 to install the new fascia board and have it painted to match the rest of the trim.

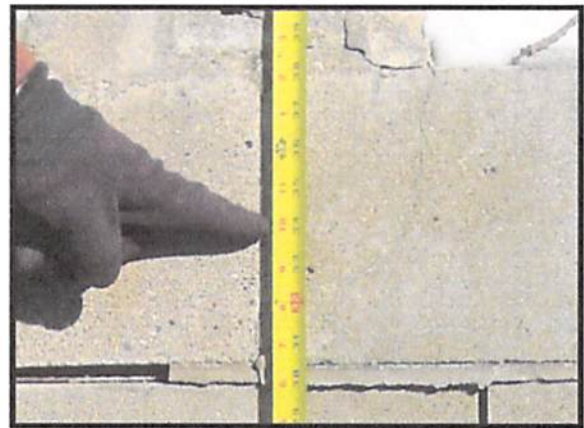
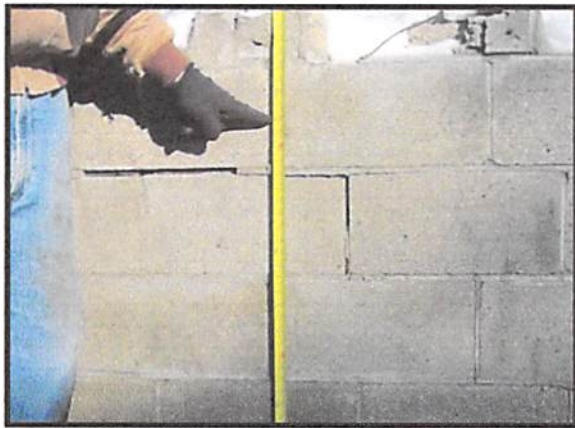


8. Repair, replace and maintain all exterior surfaces on fences, sheds, garages, sidewalks, retaining walls and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements - Repair and repaint the garage. Replace the deteriorating retaining wall.

A. Garage (detached) - the roof is showing signs of deterioration but it is not leaking and is not a safety concern. The decking is visible from the interior and is showing no signs of damage or deterioration. I appeal this request and will replace the roof when it is necessary.



B. Retaining wall - At the Property Code Hearing on November 15th, 2011 my appeal was denied. I was granted an extension to July 1st, 2012 but was required to provide a structural engineer's report on the integrity of this wall. This wall is 42 inches high and does NOT meet the definition of a retaining wall that requires city approval and inspection. Pursuant to 1300.0120 Subp. 4 A(4) of the building code, all walls under 48 inches are considered landscaping, have no structural purpose or requirements, and are merely for aesthetic purposes.



9. All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code.

The alley is a dirt surface and dead-ends two lots after mine. No other property on the alley has a paved surface. I request approval to install two thin paving strips to provide a path for car tires with grass in-between. This style of driveway is becoming popular in green building as an effort to reduce the amount of impervious surface and the associated runoff.

14. Repair and maintain the window sash - Repair and repaint the sashes.

At the Property Code Hearing on November 15th, 2011 I was granted an extension to July 1st, 2012 for painting related items due to weather constraints, yet this item shows as a denial on my summary letter. I request an extension to July 1st, 2012.

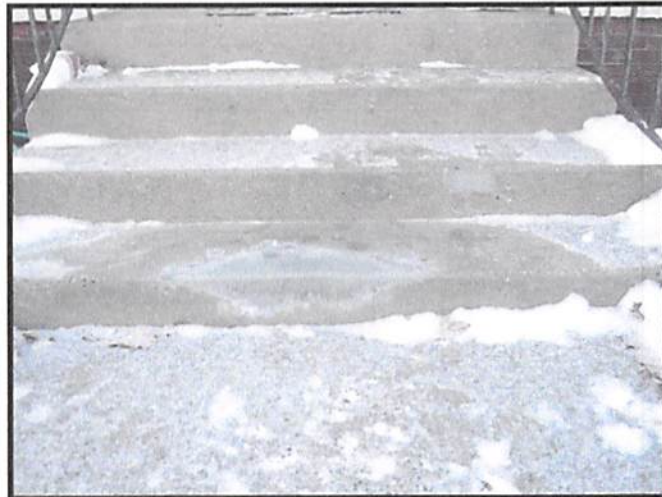
15. Repair and maintain the window frame - Scrape, reglaze and repaint all window frames and sills.

At the Property Code Hearing on November 15th, 2011 I was granted an extension to July 1st, 2012 for painting related items due to weather constraints, yet this item shows as a denial on my summary letter. I request an extension to July 1st, 2012.

17. Front Exterior - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit. - Front entry stairs must be repaired in an approved manner.

The front step was repaired on November 11th., 2011, by Roesner James Build Remodel, LLC., a licensed mason, state license number #20638056. At the Property Code Hearing on November 15th, 2011, Mike Urmann the Fire Inspector stated his opinion that it was done improperly and will need to be redone. This item remains on the list for continual reinspection. I contest that his opinion is more qualified than a professional mason and request this

item be marked as completed in the next inspection and removed from the deficiency list. The mason's expert opinion is that although the patch is a short term fix, in his estimation it will last 3-5 years due to the concrete composition of the existing steps.



20. Basement - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning to convert to legal use. Discontinue - Contact zoning for written approval of the building as a 3 unit building or de-convert back to an approved use of duplex.

Rezoning of the property by Planning and Zoning is not needed because my property is already zoned to allow 3 units. When I purchased in 2004 my county tax documents reflected the property classification as 2-3 unit homestead; that status changed in 2008 for an unknown reason. The property has been used as a triplex since 2007 and possibly was used as such prior to my ownership. I intend to make an appeal to the Board of Zoning Appeals in January for formal approval of a 3 unit building and request an extension to allow time for that process.