



November 19, 2010

Mai Vang, Legal Assistant
City of St. Paul
Office of the City Council
Legislative Hearings
310 City Hall, 15 West Kellogg Blvd.
St. Paul, MN 55102-1615

VIA FACSIMILE AND U.S. MAIL

Re: Order to Repair 1456 Cohansey Street
Our File No. 51937.1

Dear Ms. Vang:

This law firm represents Richard Bednar, the owner of the above-referenced property. Pursuant to directions received from you, Mr. Bednar was instructed to deliver to your offices by today, a written work plan for the rehabilitation of the property.

Enclosed is Mr. Bednar's work plan for the property. Each task from the four work orders issued by City inspectors is listed on the work plan, together with estimated costs, projected start dates, and anticipated completion dates. In some instances, the work has already been completed and is so noted on the enclosed plan. In three instances, further clarification from the City inspectors is required in order to better estimate the scope and cost of the task required.

If we can provide additional information, please let us know. Please be assured that Mr. Bednar is working with the advice and assistance of a licensed contractor in formulating the plan to address the various tasks.

Very truly yours,

John P. Boyle
Attorney At Law

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JPB/cjco

Enclosures

cc: Richard Bednar (w/ encls.)

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OWNER'S REMEDIATION WORK PLAN: BUILDING ISSUES/PROPERTY: 1456 Cohasset Street, St. Paul, MN//OWNER: Richard Bednar

Task:	Estimated Cost:	Start Date:	Completion Date:	Comments:
Install handrails (3d in - 38 in. above each nosing) and guard rails (36 inch minimum) at all stairways, and return handrail ends into newel post or wall per attachment.	?	?	?	Need clarification from City: oak handrail already exists for length of basement stairway.
Repair or replace any deteriorated window sash, broken glass, sash holders, repauty, etc. as necessary.	Completed	10/9/2010	11/8/2010	Windows were repaired in October - November of 2010.
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.	Completed	10/9/2010	11/8/2010	Exterior of home was repainted in October - November of 2010.
Air seal and insulate attic/access door.	\$30.00	11/20/2010	11/21/2010	
Install smoke detector/carbon monoxide detectors per MN Co Conservation Code and MN Dept. of Labor and Industry.	Duplicate	Duplicate	Duplicate	This task is also listed under Electrical issues, sixth item, and is addressed therein.
Provide major clean-up of premises.	\$225.00	10/31/2010	4/15/2011	Cost of dumpster (if needed).
Provide proper drainage around house to direct water away from foundation of house.	\$100.00	4/15/2011	4/15/2011	
Provide proper drainage around house to direct water away from foundation of garage.	\$100.00	4/15/2011	4/15/2011	
Review all applicable codes and policies when replacing windows including egress windows for sleeping rooms.	N/A	N/A	N/A	Applicable only if any windows are replaced.
Install joist hangers on floor joists on east side of basement stairs.	\$100.00	12/29/2010	12/29/2010	
Install guard rail on basement stairs.	Duplicate	Duplicate	Duplicate	This task is also listed as the first item above and is addressed therein.
Install tempered glass in window at top of second floor stairs.	\$200.00	5/1/2011	5/8/2011	
Install safety cables on overhead garage door.	\$50.00	12/24/2010	12/30/2010	
Install steps to code at rear entry of breezeway.	\$500.00	5/1/2011	5/8/2011	
A building permit is required to correct the above deficiencies.	\$100.00	11/22/2010	11/22/2010	

OWNER'S REMEDIATION WORK PLAN: ELECTRICAL ISSUES//PROPERTY: 1456 Conahsey Street, St. Paul, MN//OWNER: Richard Bednar

Electrical Inspector: Dan Moynihan (651) 266-9036

Task:	Estimated Cost:	Start Date:	Completion Date:	Comments:
Ground the electrical service to the water service with a copper conductor within 5 ft. of the entrance point of the water service.	\$300.00	11/19/2010	11/19/2010	
Install or replace GFCI receptacle in first floor bathroom adjacent to the sink.	?	?	?	Need clarification from City Inspector before proceeding.
Ground bathroom light in first floor bathroom and disconnect receptacle on fixture.	\$10.00	11/22/2010	11/22/2010	
Repair or replace all broken, missing, loose, light fixtures, switches and outlets, covers and plates.	\$10.00	11/19/2010	11/19/2010	
Check all outlets for proper polarity and verify ground on 3-prong outlets.	\$300.00	1/15/2011	1/15/2011	
Install hard-wired, battery backup smoke detectors per bulletin 80-1 and other smoke detectors as required by the IBC. Also, install carbon monoxide detectors within 10 feet of all bedrooms.	\$350.00	1/15/2011	1/15/2011	
Service conductors disconnected at the service head. Purchase permit for service and at least four circuits to re-energize service and inspect all receptacles and lights.	\$400.00	11/30/2010	11/30/2010	
All added receptacles must be grounded, tamper resistant and must be on an Arc-Fault Circuit Interrupter-protected circuit.	N/A	N/A	N/A	Applicable only for added receptacles.
Any open walls or walls which are opened as part of this project must be wired to the standards of the 2008 NEC.	N/A	N/A	N/A	Applicable only if walls opened.
All buildings on the property must meet the St. Paul Property Maintenance Code (bulletin 80-1).	N/A	N/A	N/A	General standards addressed in specific tasks listed herein.
All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.	\$100.00	1/10/2011	1/10/2011	

OWNER'S REMEDIATION WORK PLAN: PLUMBING ISSUES//PROPERTY: 1456 Cohansy Street, St. Paul, MN//OWNER: Richard Bednar

Task:	Estimated Cost:	Start Date:	Completion Date:	Comments:
Plumbing Inspector: Tom Schweitzer (651) 266-9055				
Basement - Gas Piping - dryer shut off, connector or piping incorrect. (IFGC 402.4)	\$500.00	12/10/2010	12/10/2010	
Basement - Gas Piping - run dryer vent to code. (IFGC 413.1, MFC 604.1)	\$200.00	12/10/2010	12/10/2010	
Basement - Laundry Tub - provide a vacuum breaker for the spout. (MFC 2000.9)	\$35.00	12/6/2010	12/6/2010	
Basement - Soil and Waste Piping - no front sewer cleanout. (MFC 1000)	?	?	?	Need clarification from City Inspector. Cleanout exists but view was blocked during inspection.
Basement - Replace the floor drain cover or cleanout plug. (MFC 1300)	\$10.00	12/6/2010	12/6/2010	
Basement - Tub and Shower - provide anti-siphon valve. (MFC 1380, Subpart 970.5)	\$300.00	3/1/2011	3/1/2011	
Basement - No gas shutoff or gas piping incorrect. (IFGC 402.4)	\$350.00	12/6/2010	12/6/2010	
Basement - Water Heater - Vent must be in chimney liner. (IFGC 501.12)	\$200.00	3/1/2011	3/1/2011	Cost assumes only pipe replacement involved.
Basement - Water Heater - not fired or in service. (MFC 2180)	\$875.00	12/6/2010	12/6/2010	Cost assumes replacement required, otherwise cost will be lower.
Basement - Water Meter - support meter properly. (MFC 2280)	\$200.00	3/1/2011	3/1/2011	
Basement - Water Piping repair or replace all corroded, broken or leaking piping. (MFC 4715.120)	\$1,000.00	3/1/2011	3/1/2011	
Exterior - Lawn Hydrants - requires backflow assembly or device. (MFC 2000)	\$50.00	3/1/2011	3/1/2011	
First Floor Gas Piping - range shut off, connector or piping incorrect. (IFGC 411.3.3)	\$300.00	3/1/2011	3/1/2011	
First Floor - Toilet facilities - fixture is broken or parts are missing. (MFC 0200)	\$350.00	12/6/2010	12/6/2010	
Obtain plumbing permits before commencement of work.	\$200.00	12/1/2010	12/1/2010	

OWNER'S REMEDIATION WORK PLAN: HEATING ISSUES//PROPERTY: 1456 Cohasset Street, St. Paul, MN//OWNER: Richard Bednar

Task	Estimated Cost:	Start Date:	Completion Date:	Comments:
Heating Inspector: Kevin Chapelaine (651) 266-9042				
Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks. Provide documentation from a licensed contractor that the heating unit is safe.	\$1,000.00	12/29/2010	12/29/2010	Cost if replacement required otherwise cost will be lower.
Replace furnace flue venting to code.	\$200.00	12/15/2010	12/15/2010	
Vent clothes dryer to code.	Duplicate	Duplicate	Duplicate	This task is also listed under Plumbing Issues, second item, and is addressed therein.
All supply and return ducts for warm air heating systems must be clean before final approval for occupancy. Provide access for inspection of inside the ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.	\$300.00	2/19/2011	2/19/2011	