

Moermond, Marcia (CI-StPaul)

From: Karpen, Brian (CI-StPaul)
Sent: Thursday, October 25, 2018 1:06 PM
To: Moermond, Marcia (CI-StPaul); Ubl, Stephen (CI-StPaul)
Cc: Magner, Steve (CI-StPaul); Martin, Lisa (CI-StPaul)
Subject: RE: 1954 Palace Ave

Marcia:

There is a neighboring garage that could be impacted if the garage in question continues to collapse. There are trees and a fence in between that will likely stop that garage from being affected, if they aren't already supporting the failing garage at 1954 Palace Ave. I would still say that the risk to personal injury is low and your timeline seems reasonable.

Brian Karpen, PE (MN)
Structural Engineer

From: Moermond, Marcia (CI-StPaul)
Sent: Thursday, October 25, 2018 11:25 AM
To: Karpen, Brian (CI-StPaul); Ubl, Stephen (CI-StPaul)
Cc: Magner, Steve (CI-StPaul); Martin, Lisa (CI-StPaul)
Subject: RE: 1954 Palace Ave

Hi Brian, Just following up to see if after looking at the building in person your opinion is still the same. Thanks, Marcia

From: Karpen, Brian (CI-StPaul)
Sent: Wednesday, October 24, 2018 2:06 PM
To: Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>; Ubl, Stephen (CI-StPaul) <stephen.ubl@ci.stpaul.mn.us>
Cc: Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Martin, Lisa (CI-StPaul) <lisa.martin@ci.stpaul.mn.us>
Subject: RE: 1954 Palace Ave

Marcia:

Based on the pictures you have provided I would say that the garage is definitely in danger of collapse. As with all structures there is no way to predict when further or complete collapse will occur. As noted any additional environmental loading (snow or wind) could cause or accelerate the process of collapse. As this is a garage used primarily for storage my opinion would be the danger to occupants is low. Provided it does not threaten nearby neighboring structures on adjacent properties I think your time line of 11/14/18 is reasonable.

I will try to go by this property this afternoon and let you know if there is anything that changes my opinion on this matter.

Brian Karpen, PE (MN)
Structural Engineer

From: Moermond, Marcia (CI-StPaul)
Sent: Wednesday, October 24, 2018 11:44 AM
To: Karpen, Brian (CI-StPaul); Ubl, Stephen (CI-StPaul)
Cc: Magner, Steve (CI-StPaul); Martin, Lisa (CI-StPaul)
Subject: 1954 Palace Ave

Good Morning Steve and Brian,

Yesterday I heard an appeal of an order to remove the garage at this property. I am inclined to say the owner can have until 11/14/18 to remove the garage or the city will act to remove it. That date seemed to give a little time for emptying the garage and relocating items, such as the lawn mower and snow blower (whether the relocation is through building a shed, getting a neighbor to share garage space, etc).

My main concern is how much the building is listing (8"out of plumb?) and its ability to hold a snow load. It also cannot be locked and is, therefore, an "attractive" nuisance. I told the appellant I would seek the advice of our building/structural engineering staff on this to see if you thought a longer deadline would be feasible, or if the situation was emergent and needed to be handled immediately. If you could look it and give me your insight sooner than later, I'd really appreciate it.

Thanks, Marcia