

## Vang, Mai (CI-StPaul)

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**From:** Neis, Adrian (CI-StPaul)  
**Sent:** Friday, May 7, 2021 3:11 PM  
**To:** Moermond, Marcia (CI-StPaul); Zimny, Joanna (CI-StPaul); Vang, Mai (CI-StPaul)  
**Subject:** 784 Laurel Ave Inspection for Appeal

The home is in use as a duplex.

The second and third floor are connected by two stairwells, one in the front and one in the rear. The owner removed the locks on the second and third floor doors so there is clear, direct, and unobstructed access between the two floors. There is also a small kitchenette on the third floor. The rear staircase is locked because it is a common stairwell that can be accessed by the tenants on main/basement level unit.

The main unit that is connected with the basement is accessed by entering the rear stairwell and there are locks on the doors to prevent the upper unit tenants from entering the spaces, but it is my understanding that the tenants all have keys and there is only one lease. There is no kitchen in the basement, so it is clearly used as a duplex.

My biggest concern however is the boiler rooms and laundry room do not have fire separation from the rear stairwell. When the basement was finished, a door leading to those areas was removed and there were no permits for this work. The owner was willing to provide fire rated doors if the appeal was granted.



**SAINT PAUL**  
MINNESOTA

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