

Moermond, Marcia (CI-StPaul)

From: Neis, Adrian (CI-StPaul)
Sent: Friday, June 17, 2016 8:26 AM
To: Vang, Mai (CI-StPaul); Moermond, Marcia (CI-StPaul); Vang, Nhia (CI-StPaul)
Subject: FW: 2228 Carter - Area well and retaining wall

From: Karpen, Brian (CI-StPaul)
Sent: Wednesday, June 15, 2016 1:53 PM
To: Huseby, Laura (CI-StPaul)
Cc: Neis, Adrian (CI-StPaul)
Subject: 2228 Carter - Area well and retaining wall

Laura:

Per our observations on site and discussion both the wall surrounding the area well and exterior stair at 2228 Carter and the retaining wall on the east side of the rear parking lot are in need of repair. Both of these structures should be repaired under permit and plans and specifications sealed by and engineer registered in the State of Minnesota are required for the permitting of this type of work.

The wall surrounding the area well and exterior stair was constructed out of CMU blocks and is approximately 6 to 7 feet tall. The wall on the west side of the well abuts the public sidewalk and shows significant distress with cracking, small holes and one large hole under the wooden stair case. The wall on the south side of the well is covered with plywood and it's condition is difficult to assess, though based on the bowing of the wall evident in the plywood I would suspect this wall is in a poor state of repair as well. It would appear that the damage is caused by poor drainage behind the wall, over the years water has infiltrated and through the freeze thaw cycle caused damage to this wall. As noted above this wall should be repaired, though it can be hard to determine a timeline of failure in all structures I do not believe this wall is in imminent danger of collapse. The property owner may be allowed some time to coordinate with public works and provide plans for permit for repair of this structure.

The retaining wall to the east of the rear parking lot is approximately 3 to 4 feet high and shows signs of significant stress and failure. A large portion of the wall has been removed and due to soil pressure and vegetation the remaining wall is deflecting towards the parking lot below significantly, due to deflection this wall as well could be termed a structural failure. Further complicating matters there is a second retaining wall located above this retaining wall creating a further 4 to 5 foot difference in elevation. By inspection of the area where the lower wall has been removed I would suspect that the upper retaining wall foundation does not extend below the top of the lower retaining wall. If the soil slope that has been exposed by removal of the portion of the lower wall is left exposed and the remaining lower wall is allowed to continue to degrade the upper wall will be in danger of having it's foundation undermined. Again it is hard to determine a timeline of events that would lead to a complete failure of the slope and wall system. There are no structures and limited public access to the area above the wall so I do not think there is an imminent danger with the wall in the state it is in and the property owner may be allowed some time to prepare construction documents and apply for a permit to have this work done. To receive a permit the contractor will need to provide a comprehensive plan for the entire length of this retaining wall, this plan should be designed and sealed by an engineer registered in the state of Minnesota.

Due to the proximity both of these structures either to the public sidewalk or neighboring property a certified survey may need to be provided as well.

Please let me know if you have any questions or need further clarification.



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