

## Moermond, Marcia (CI-StPaul)

---

**From:** Neis, Adrian (CI-StPaul)  
**Sent:** Thursday, May 26, 2016 3:42 PM  
**To:** Vang, Mai (CI-StPaul); Vang, Nhia (CI-StPaul); Moermond, Marcia (CI-StPaul)  
**Cc:** Klein, Daniel (CI-StPaul); Owens, Phil (CI-StPaul); Shaff, Leanna (CI-StPaul); Wiese, Angie (CI-StPaul)  
**Subject:** RE: 1248 Arkwright St.Torres Ltr.5-20-16  
**Attachments:** IMG\_0061.jpg; IMG\_0062.jpg; IMG\_0063.jpg; IMG\_0049.jpg; IMG\_0050.jpg; IMG\_0051.jpg; IMG\_0052.jpg; IMG\_0053.jpg; IMG\_0054.jpg; IMG\_0055.jpg; IMG\_0056.jpg; IMG\_0057.jpg; IMG\_0058.jpg; IMG\_0059.jpg; IMG\_0060.jpg

All,

I had an opportunity to inspect this property with Dan Klein yesterday and take measurements. Unfortunately, Inspector Klein accidentally threw the measurements I took away.

However, after looking at the second floor I believe it was code complaint to be used as one large sleeping area, if a couple of minor alterations are made. I have instructed Inspector Klein to abate and withdraw the ceiling height order.

There are several factors that led to this conclusion.

1. The ceiling at its highest point is 7'4". Although it is not 7 feet of 50% of the habitable floor area, it is very close and I believe meets the intent of the code.
2. There is an original radiator on the second floor which would also indicate this was previously approved as habitable space.
3. There is an approved code compliant emergency escape and recuse opening (window).
4. The staircase leading to the second floor is also code compliant with proper rise/rung and landings.

A couple of changes will need to be made as there are currently two sleeping rooms upstairs (see photos). There is a non-code compliant door and the opening into the second bedroom was reduced to accommodate the non-complaint door. This creates a second bedroom that does not have an approved escape window, and isolates the heat source so it only provides heat to one room. If they would like to continue to use this area for sleeping, they would need to remove the door and reopen the wall so it is at least 50% of the wall opening. You will see the woodwork on the side of this door is particularly large where the opening used to exist. If they decide to discontinue this area for sleeping, the door can remain and the area can be used for storage. In addition, the lower level room that leads to the second floor cannot be used as a bedroom as this creates an intervening space violation. However at the time of inspection this room was not is use so it is currently code compliant.

If you have any questions, please let me know.

Thanks,

AJ

---

**From:** Vang, Mai (CI-StPaul)  
**Sent:** Friday, May 20, 2016 3:33 PM  
**To:** [chrissytorr@gmail.com](mailto:chrissytorr@gmail.com)  
**Cc:** Klein, Daniel (CI-StPaul); Neis, Adrian (CI-StPaul); Owens, Phil (CI-StPaul); Shaff, Leanna (CI-StPaul); Wiese, Angie (CI-StPaul)  
**Subject:** 1248 Arkwright St.Torres Ltr.5-20-16

*Hello Ms. Torres,*

*See attached letter in the above matter.*



**Mai Vang**

Coordinator for Legislative Hearings

City Council Offices

15 W. Kellogg Blvd, Ste. 310

Saint Paul, MN 55102

Direct: 651-266-8563

Appeals Line: 651-266-8585 or <https://www.stpaul.gov/departments/city-clerk/appeals>

Fax: 651-266-8574

Email: [mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)

