

Conversion to Single Family Home And City Code Violation Corrections

Jim McEnroe
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CITY CLERK

August 31, 2015

Marcia C. Moermond
Legislative Hearing Officer
Office of the City Council
15 West Kellogg Blvd., Suite 310
St. Paul, MN 55102

Marcia:

I really appreciate your consideration and understanding regarding my condemnation and appeal. At my Appeal Hearing, I was advised it was OK to remove the Condemnation Notice and live in my home while I address the modifications and repairs which were cited. Listed below are the home improvements I'm planning to do in the next six months with estimated timelines for completion.

Principal Violations

Principal Violation 1: Illegal Duplex Timeline—Completed

I moved my bed out of the “illegal” basement bedroom the same day Lisa Martin inspected my property, and I'm now sleeping in one of the main floor bedrooms. I currently live alone in my house, which I've converted into a single family home since all the key and door locks separating the upstairs and basement areas have been removed.

Downstairs Egress Window:

I understand no one can sleep in the basement “bedroom” until a legal egress window is installed under permit by licensed contractors.

Downstairs Bathroom Timeline: Inspection by Sept 30th—Complete work by Feb 28th, 2016.

I started remodeling the original downstairs bathroom utilizing the existing plumbing and wiring about two years ago. Unfortunately, I failed to get the required permits before starting the project. I stopped working on it because I did not have the money or time to complete it. In the future, I plan on following city codes, recommendations, and requirements concerning the downstairs bathroom. The necessary permits and inspections will be obtained and the work will be performed by licensed contractors when and where necessary.

Principal Violation 2: Remove Key Locks Timeline—Completed.

At the Appeal Hearing, I was informed I could keep the downstairs kitchen intact which existed when I purchased the property in January, 2010. So, the only violation in this section needing remedy was removing all the key and door locks separating the upstairs and basement, which I have done.

Other Violations—Hazardous

The Notice of Condemnation cited 18 line items under “Other Violations” which I’ll be addressing over the next six months. Although many of the violations could be considered cosmetic or non-hazardous, several can be classified as *potentially* hazardous which I’ve outlined below with timelines for estimated completion.

#9 Water Heater: Timeline—Install New Water Heater by October 31, 2015.

Hopefully, my defective water heater will be replaced under permit by Energy Cents Coalition (651-774-9010) associated with Xcel Energy at no cost. Energy Cents should be contacting me by the middle of September to advise me if they’ll be replacing it. If the free water heater option is not available through Energy Cents, I’ll be replacing it using my Home Smart insurance which offers a \$450.00 credit on a new installation. Either way, I plan to have a new water heater installed by a licensed contractor under permit by October 31st, 2015.

#10 Dryer Vent: Timeline—Install New Dryer Venting by Sept 30, 2015.

The existing venting to my electric dryer will be removed and replaced under permit. I’m currently obtaining bids from licensed contractors and anticipate the new dryer venting will be installed by September 30th, 2015.

#11 Gas Connections: Stove. Timeline—Completed.

The gas line to the stove in the basement kitchen was installed by Dean’s Professional Plumbing located in Maple Grove on September 1st, 2014 without a permit. I contacted Dean’s to inquire about the permit and they were issued Permit# 2015-152337 on August 24th, 2015 per attached.

#12, 13, 14, 15 Electrical, Ventilation, Bathroom & Outlets. Timeline—Feb 28, 2016

These 4 items mainly require permits and inspections concerning the partial remodel of the basement ¾ bathroom. The bathroom will be inspected by licensed contractors and appropriate permits will be obtained prior to completing the work. See additional comments under “bathroom” in Principal Violations #1. More detail concerning the unfinished downstairs bathroom is available upon request.

Other Violations: Actions Taken and Completed

#5 Main floor Egress/Escape Windows: Timeline—Completed.

Upon inspection by Lisa Martin, no defect was found concerning the egress windows in the 2 main floor bedrooms. The top floor “bedroom” and the former basement “bedroom” have been re-purposed to other uses and will not be used for sleeping until they meet City Code.

#16 Furnace: Timeline—1st Inspection Completed, 2nd Inspection pending.

My new energy efficient furnace was installed in July, 2014 by Metro Heating and Cooling without a permit, which Metro was responsible for obtaining. The initial mechanical and warm air inspections took place on August 28th, 2015. The mechanical permit number is 2015-146640 and the warm air permit is 2015-146645.

#19 Top Floor “Bedroom” Ceiling Height—See Attachment.

The top floor loft area is not being used for sleeping and the room has no bedding. See attached measurements requesting consideration for a variance to use the loft area as a legal bedroom. The room currently has one legal egress window.

Other Violations: Non-Hazardous. Timeline—Complete by Feb 28, 2016

These include wall and window repairs, painting, carpeting, doors, flooring, and fireplace. I’m currently working on these home improvements and plan on having them completed by February 28th, 2016.

Please call me at 651-357-8953 or email me at jpmcenroe@comcast.net if you have any questions or need additional information.

Thank you for your time and consideration. I look forward to working with the City to bring my single family home into compliance with St. Paul City Codes and Regulations.

Sincerely,



Jim McEnroe

Owner

2121 Reaney Avenue East

St. Paul, MN 55119



**PLUMBING/GASFITTING/INS
IDE WATER PIPING**

PERMIT#: 20 15 152337
Issued Date: August 24, 2015

CITY OF SAINT PAUL
Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
www.stpaul.gov/dsi
Phone: 651-266-8989
Fax: 651-266-9124

CONTRACTOR:

DEAN'S PROFESSIONAL PLUMBING
7400 KIRKWOOD COURT N
MAPLE GROVE MN 55369

OWNER:

JAMES P MCENROE
2121 REANEY AVE
SAINT PAUL MN 55119-3945

PERMIT ADDRESS:

2121 REANEY AVE
ST PAUL MN 55119-3945

Inspector: Steve F.

Phone: 651-266-9052

Schedule Inspection:
7:30- 9:00 AM Monday - Friday

SUB TYPE: Plumbing/Inside Water (All)

WORK TYPE: Residential Replace

Estimated Value of Work	\$432.00	Penalty Fee	No
# of Dwelling Units	1	Inside Water Piping?	No
Addition to Permit	No	Initial Fee	Yes
Gas Dryer	1	Owner's First/Last Name	Jim Mcenroe
Owner's Address	2121 Reaney Ave E	Owner's City/State/Zip	St. Paul
Owner's Phone # w/Area Code	651-357-8953		

FEES

Permit Fee	70.00
Surcharge A	1.00
TOTAL	\$71.00

Watts Park Ex W 10 Ft; Lot 24 & All Of Lot 25 Blk 3 Hook up gas line to gas appliance It is the responsibility of the person doing the work authorized by this permit to notify the inspector that the work is ready for inspection and to provide access to the work. (MN Rules 1300.0210, Subpart 4)

2121 REANEY

UPPER LEVEL

SQUARE FOOTAGE / CEILING HEIGHT

OPEN FLOOR AREA = 405 sf

LESS COVERED STAIRWELL = 32 sf
(COVERED STAIRWELL HAS 4' CEILING)

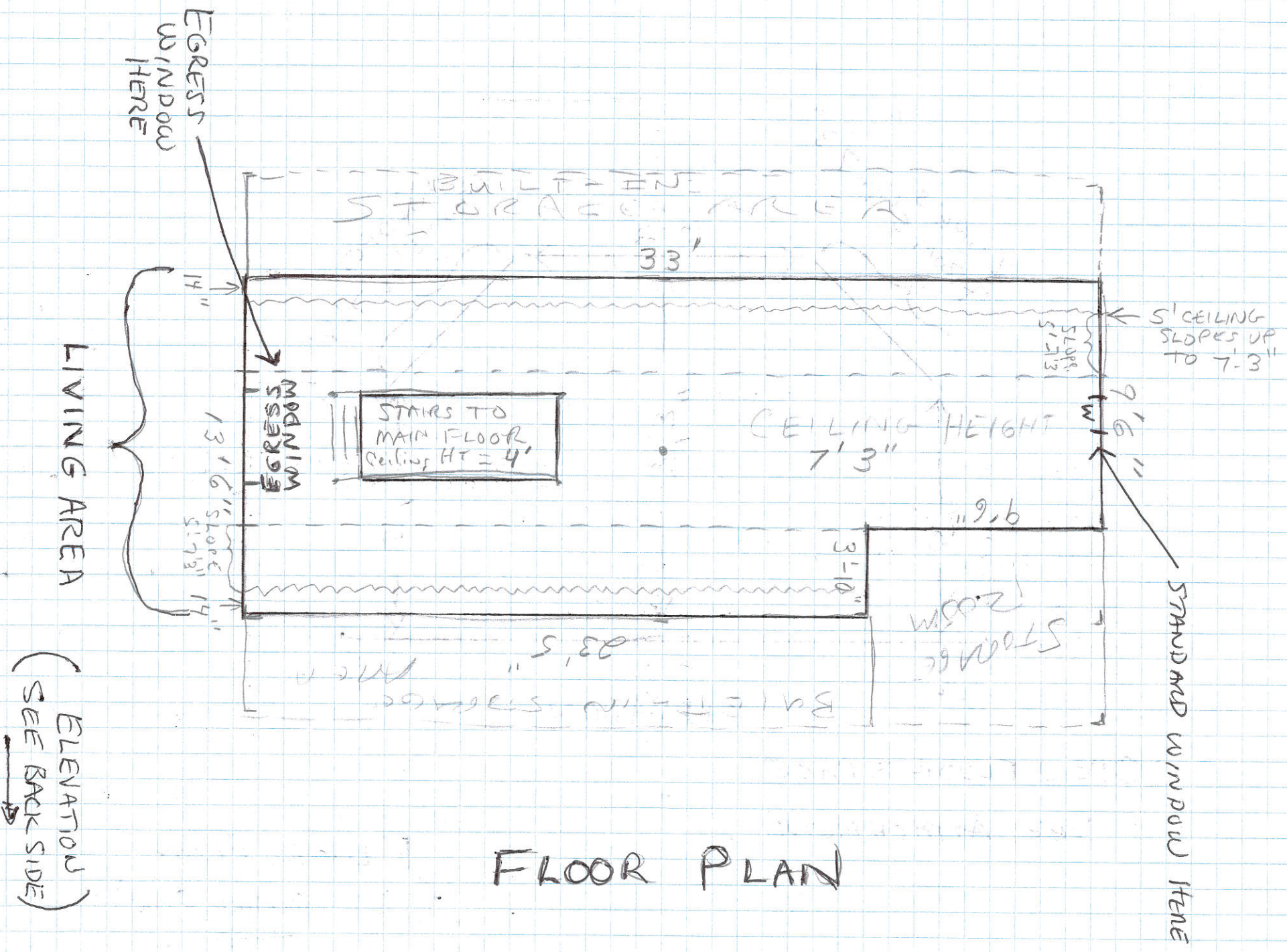
LESS SHORTER THAN 5' = 65 sf
(14" ALONG EACH SIDE-WALL)

308 sf 5'+

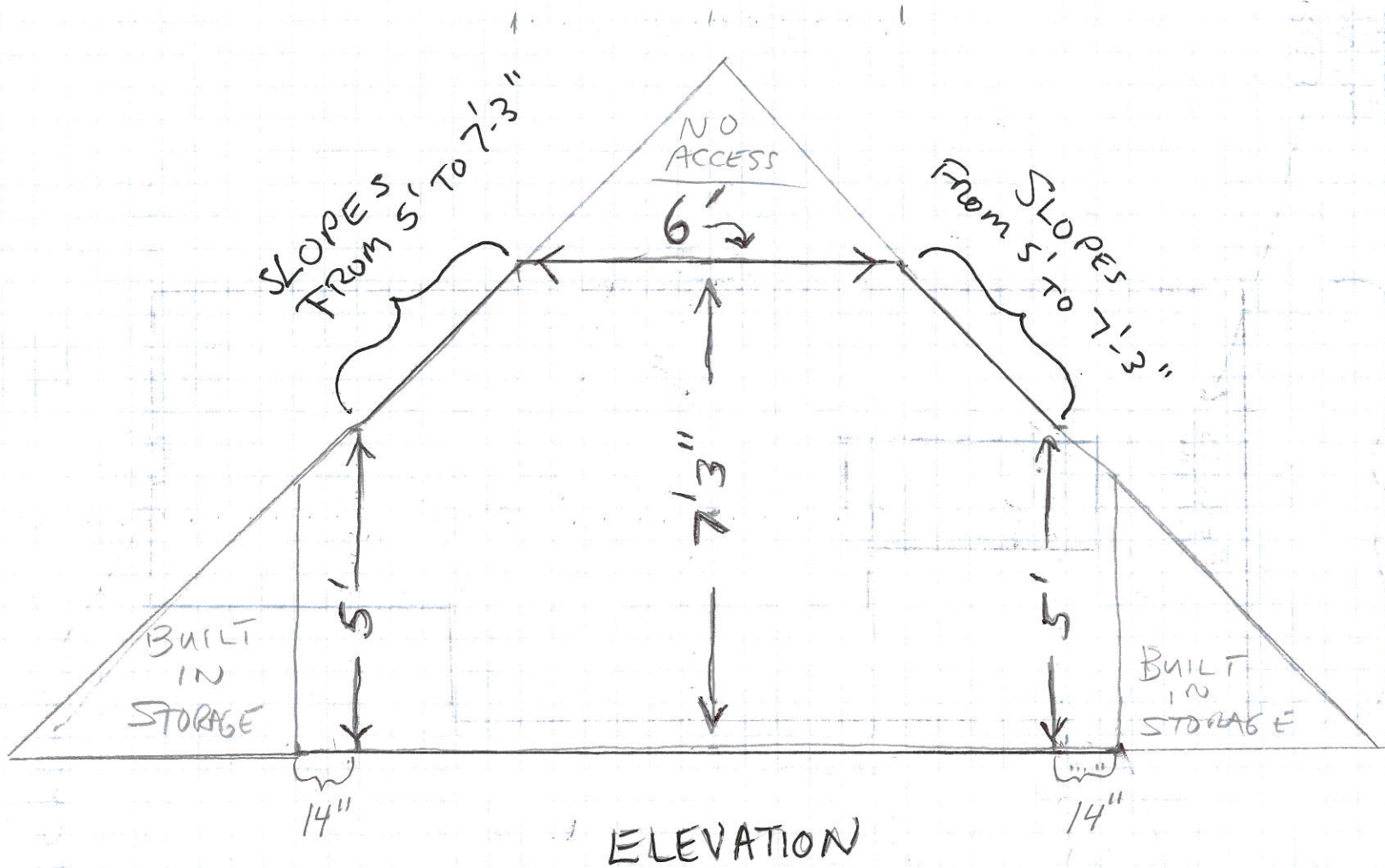
OPEN FLOOR AT 7'-3" = 195 sf

LESS COVERED STAIRWELL = 32 sf
(COVERED STAIRWELL HAS 4' CEILING)

163 sf 7'-3"



FLOOR PLAN



OPEN FLOOR SPACE
SEE ATTACHMENT.

FLOOR PLAN
(SEE OTHER SIDE)
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