1968 BERKELEY AVENUE
SAINT PAUL
MINNESOTA 55105
CELL: 651-470-8753
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PROFESSIONAL ENGINEERING CONSULTANTS
INCORPORATED

November 25, 2024

Jim Swartwood
5537 Dupont Ave S.
Minneapolis, MN 55419
James.elliot1918@gmail.com

Project: Review of Garage Structure
735 Cook Ave. E.
St. Paul, MN
PEC #6284

Dear Mr. Swartwood:

This report concerns our review of your garage structure at 735 Cook Ave. E., St. Paul, MN. On Tuesday, November 5, 2024, we visited your property with you and observed the structure. At that time we took several pictures which will remain in our file. After reviewing your construction, we spoke with a representative of the City Inspection Department (telephone 651-266-8989). The representative read to us a copy of a letter sent to you stating there were problems with the automobile access door. The representative also related that the building wall tilted slightly toward the alley. These were the reasons why your structure was condemned at this time.

We telephoned you and conveyed this information to you. You were going to stop by our office today to pick up this report but you were pressed for time and so we have emailed it to you. In addition, we have a copy at our office, in case you want to stop by before your meeting with the City.

At the time of our meeting at the site, we told you that you had to repair or replace the vehicle doors. You phoned our office and stated you had completed this repair. Your garage has a hip roof. It is very common for garage gable roofs and hip roofs to relax a little bit and splay out the long walls beneath them. With garage roofs, the ridge board of the gable roofs often tend to take on a slight swayback appearance. Your garage structure had a slight swayback but the structure was still in very good condition at this time. Your newer two-year old roof is still in very good shape and your stucco walls are in good condition.

Your maintenance should include additional cross bracing. Your existing cross bracing is adequate to make the garage structurally sound, but we advise adding three additional cross braces in the central region to pull the sidewalls in slightly farther. This is a regular maintenance item and need not involve a permit on your part.

You should not use the cross braces as a support for attic storage in your roof structure unless you call our office at 651-470-8753 and request additional structural members for storage purposes.

We know you want to do the right thing and protect your structure. Call us for any additional assistance or questions you might have.

Respectfully,
Professional Engineering Consultants, Inc.

Brian R. Dobie, P.E.
President

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

Brian R. Dobie, P.E. Brian R Dobie

Date 11-25-24 Reg. No. 9798