

Legislative Hearings - 1594-96 Hague Avenue

From: Josh O'Neill <Josh.ONeill@cushwakenm.com>
To: "legislativehearings@ci.stpaul.mn.us" <legislativehearings@ci.stpaul.mn.us>
Date: 10/20/2011 3:36 PM
Subject: 1594-96 Hague Avenue
Attachments: 1594-96 Hague Window Wells A.JPG; 1594-96 Window Wells B.JPG; Window Well Guardrail Example A.JPG; Window Well Guardrail Example B (gate open).JPG; Smoke Detector and CO2 Affidavit.pdf

Dear Ms. Moermond and the Legislative Hearing Committee,

Thank you for your time on October 11th and for lifting the condemnation order for the basement bedrooms at 1594-96 Hague Avenue. As the owner of multiple rental properties in the city of St. Paul and as a long-time resident of the city I take the safety and quality of my buildings very seriously. I'm a hands-on owner and manager and have invested countless hours and hundreds of thousands of dollars to ensure they are quality structures and remain safe and comfortable for the residents.

Attached you will find two photos of the window wells at the subject property from a distance, as requested. As you can see they are highly visible and stand over 30 inches above grade and are not along a property line or sidewalk. The side of the shiny metal window well is higher than the top of the hood on a standard size sedan. There are fixed ladders in place pursuant to code; any additional height to the well surround in the form of a guardrail would make exiting the well far more difficult and pose a potential safety hazard. Both wells were professionally installed and exceed minimum window well size requirements. I am requesting a ruling of no further action for these two windows.

I will comply and install a guardrail around the window well on the west side of the subject property as "recommended," pursuant the egress window handout on the City of St. Paul Department of Safety and Inspections website as of today October 20, 2011, because it does indeed border a sidewalk. I have attached two photos of a similar guardrail I installed at another property that is 36 inches high and has a hinged side for egress as needed which was approved by a City of St. Paul building inspector and safety and fire inspector. Before I install an identical guardrail at 1594-96 Hague Avenue I want to be ensured that a building permit and thus additional cost for such a basic installation is not required; similar installations and alteration have not required building permits in the past and only been subject to review by a safety and fire inspectors. The well size of the west window was approved by a City of St. Paul Building Inspector under permit in January 2004, the window in full operation and is in no way obstructed or at risk of being obstructed. I request that no further action is required beyond the installation of the guardrail.

I intend to fully comply with having the boiler inspected and sending in a completed existing fuel burning assessment by a date that shall be provided as a result of this appeal. I have attached the Smoke Detector/CO2 Affidavit that was e-mailed to Inspector Bill Beumer on September 21, 2011 for your record. Upon receipt of the existing fuel burning test I request that no further action is required until the next routine city inspection.

For your reference my contact information is listed below. Please confirm receipt of this e-mail and I look forward to hearing your recommendation and appreciate your reason and attention to this matter.

Sincerely,
 Josh O'Neill

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