

Vang, Mai (CI-StPaul)

From: E&K Realty <eandkrealty@gmail.com>
Sent: Monday, September 18, 2017 9:07 AM
To: Vang, Mai (CI-StPaul)
Subject: 886 Edmund Ave and 658/660 (Plumbing Inspections & Landlord 101)

Dear Ms. Vang,

As a follow-up, I contacted Jim Kaufer and contractors. Mr. Kaufer requested me to inform the contractors to call him to schedule an appointment. I hope those permits to be closed asap.

I also contacted David Smith regarding Landlord 101 course. I haven't seen a course being posted. He stated that there is no course enrollment available at this time and there's a very long wait list. I will keep checking the website.

Sincerely,

Eric Eddy

On Sep 18, 2017 12:42 AM, "E&K Realty" <eandkrealty@gmail.com> wrote:

Dear Ms. Vang,

Regarding 886 Edmund Ave:

Blacktop Pro's (Roseville, MN) is still scheduled to complete the asphalt paving for 660 Thomas Ave (Nov 1st deadline) and 886 Edmund Ave on Monday, September 18. I'm a bit concerned about a rain delay until Tuesday, but will not know until calling them on Monday morning. The area to pave have been measured and marked, and barriers are on the driveways so tenants cannot park. As I previously mentioned, DSI Zoning department stated that a driveway was not even required for 886 Edmund as it's grandfathered from the requirement due to the age of the house. I believe that any potential rain delay until Tuesday would still leave us in compliance as tenant's cannot park in the area, which is shown by the blockades and notices on the driveways.

With respect to the roof, we contacted the contractor again last week to make the corrections and contact the roofing inspector.

Regarding 658/660 Thomas Ave:

Unfortunately, the DSI inspector placed signs on the doors of the home to revoke the occupancy license as of October 16, 2017 at 2:30pm. I strongly believe that this is not necessary as we addressed the sewer gas and venting items deemed by the appeal board to be safety issues by Sept 15th, including replacing the furnace and water heater venting and floor drain plugs at 660 Thomas Ave and replacing a main sewer joint and main sewer caps at 658 Thomas Ave. We also installed a new water heater (not required) at 658 Thomas Ave with a permit. I also installed a brand new sliding door in the 660 Thomas Ave lower bedroom and removed the a/c unit in the upper bedroom to provide proper exits.

I reconfirmed with AirTech (well-known contractor) that a permit was pulled for the venting work at 660 Thomas Ave. They stated that the online permit system was not working and they mailed-in the permit information and check. I forwarded the AirTech documentation and email trail to the inspector on Friday, September 15.

The sewer joint at 658 Thomas Ave is a repair for which numerous plumbers stated that a permit was not required, which I believed to be accurate. Therefore, although the work was performed by a plumber, no permit was currently pulled. Regardless of permitting, I fully expected Jim Kaufer to take a look at the work as it's on the correction list. I'm happy to request the plumber to obtain a permit if needed.

It appears to me that there was a determination to revoke the occupancy certificate on the re-inspection date based on how the inspection progressed. I was surprised that the entire property was re-inspected on that visit as I had a November 1, 2017 deadline. I'm working very hard to address all items as soon as possible. I very much do not want the certificate of occupancy to be revoked. Due to the tone of the re-inspection, I fully expect to complete all items not requiring a contractor by this Saturday, September 23rd rather than the November 1, 2017 deadline provided by the appeal board and request an early re-inspection to make sure we are on track.

I will call and email Jim Kaufer on Monday morning to schedule a plumbing inspection as soon as he's available.

Separately, the appeal board recently provided a November 1st deadline for addressing a driveway correction at 1004 Fuller Ave. I completed the project by digging out tire paths and installing new gravel, leveling sand and paving stones during August 2017 (well in advance of deadline). I believe we are on-top of making corrections and rarely try to reverse corrections, just seek an adjustment on timing of completion.

Thank you for your time and consideration.

Sincerely,

Eric Eddy

On Thu, Sep 14, 2017 at 11:24 PM, E&K Realty <eandkrealty@gmail.com> wrote:

Dear Ms. Vang,

I emailed Ms. Laura Huseby regarding a one business delay for the 886 Edmund Ave inspection deadline not due to our fault and received a response that the certificate of occupancy will be taken away and occupants required to vacate, which I believe is extremely unreasonable based on the circumstances. Please refer to email chain. I would appreciate it if you could forward this email to the appropriate person on the appeal board.

Regarding the 886 Edmund Ave parking spaces, we were informed by DSI that a 4 car parking space was required and previously approved in Oct 2016 by City Council (however, no one at DSI could now find any prior plans or approval in the system). We discussed the 4 car parking required by DSI at the appeal hearing. We scheduled the contractor based on that information for completion on Sep 7. Upon requesting approval for the 4 car parking (we expected no issues based on direction provided), the Zoning department stated that another party unusually owned a portion of the fenced-in yard and parking area of the property and

only 3 car parking may be permitted. That research delayed the Sep 7 completion and the contractor could only finish on Sep 18 at the earliest, which is scheduled. 660 Thomas Ave parking asphalt paving (Nov 1 deadline) is being completed on the same day, Sep 18. The Zoning department also stated that this property at 886 Edmund Ave is not even required to have a parking space as it's grandfathered from those code requirements. Direct quote from an email from Zoning department includes ".....From a zoning standpoint, a duplex would require three spaces. If the duplex was constructed prior to 1975, then it would require no parking." A representative from the Zoning department also informed us that an easy solution to this asphalt paving requirement for parking space is to instruct tenants not to use that space as parking and park on the street, which we already did. Our tenants will not use the current area where they have parked after Sep 15 until we remedy this issue.

Regarding the roof, the work was completed in early June. The contractor is failing to contact the roof inspector and address minor two correction items. We have reminded the contractor to address the correction items multiple times. The roof inspector directly told us that it's the responsibility of the contractor who pulled the permit to directly contact the inspector, make required corrections and close the permit. As a customer who hired a licensed contractor, we have no ability to control when the contractor will address the inspector's correction notice and close the permit except continually reminding the contractor, which we did. A different roof contractor we hired for a different property handled everything and passed the inspection in a short period of time.

Based on these unique circumstances that were not our fault and out of our control, we sincerely ask the legislative hearing officer and appeal board not to take away the certificate of occupancy at 886 Edmund Ave. We have been following all orders of the city and continually improving our properties over time. The asphalt paving on both 886 Edmund Ave and 660 Thomas Ave are being done on Sep 18 and we will do our best to persuade the contractor to make required corrections on roof to close the permit. We will also discuss with the roof inspector to see if we can hire a different contractor to make those corrections. Based on the instructions we received from the roof inspector, the person who pulled the permit owns the permit and should make required corrections to close the permit.

Sincerely,

Eric Eddy
[651-352-5562](tel:651-352-5562)

----- Forwarded message -----

From: "Huseby, Laura (CI-StPaul)" <laura.huseby@ci.stpaul.mn.us>

Date: Sep 14, 2017 4:25 PM

Subject: Re: 886 Edmund / 660 Thomas Inspections

To: "E&K Realty" <eandkrealty@gmail.com>

Cc: "Neis, Adrian (CI-StPaul)" <adrian.neis@ci.stpaul.mn.us>, "Shaff, Leanna (CI-StPaul)" <leanna.shaff@ci.stpaul.mn.us>, "Kaufer, Jim (CI-StPaul)" <jim.kaufer@ci.stpaul.mn.us>, "Chapdelaine, Kevin (CI-StPaul)" <kevin.chapdelaine@ci.stpaul.mn.us>

Hello Mr. Eddy:

The legislative hearing officer deadlines are binding and enforceable per city council approval. I do not have the authority to change the inspection date. The orders not being completed result in revocation of the certificate of occupancy and an order to vacate the property.

Sincerely,

Laura Huseby

St. Paul Fire Inspections
Laura.Huseby@ci.stpaul.mn.us

Sent from my iPhone

On Sep 14, 2017, at 7:02 AM, E&K Realty <eandkrealty@gmail.com> wrote:

Dear Ms. Huseby,

Regarding 886 Edmund Ave, the roof has been completed for awhile now. We have contacted the contractor several times to reach out to the roof inspector to finalize the permit and work. We also discussed the matter directly with the roof inspector. He stated that the contractor is responsible to call him to finalize and has not received any communication from the contractor. We will continue to try to close this matter as soon as possible.

The asphalt improvement is now scheduled for completion on Monday, September 18th (earliest time for contractor). It was originally scheduled for September 7th, but there was a delay due to working out the approval with zoning and identifying attached land within the fenced area that's technically owned by another party, which is an unusual circumstance. The contractor filled the schedule with another customer due to the delay. We are now only approved for 3 parking spots (not 4 as originally required by the appeal board). We are completing the asphalt for both 886 Edmund and 660 Thomas (due Nov 1) at the same time. We continue to check with the contractor to see if any customers cancelled so we can get it completed earlier.

Regarding 660 Thomas, new venting (as well as chimney liner, drip tee, cap, etc.) were installed for the furnace (not originally required) and water heater by a HVAC contractor. The basement sink was snaked by a professional to remove clog. That should address plumbing items due by September 15th. The other items are due on November 1st. However, we also required the tenant using the lower bedroom to move personal items away from the sliding door for required access. I found the sliding door to be operating properly, but we installed a new sliding door to update.

Regarding 658 Thomas, the sewer joint was repaired and any open sewer access properly sealed. All other items are due November 1st in accordance with the appeal board process.

Based on the status, I think it would be more efficient to move the September 15th inspection date to when all correction items are completed. I will have all items completed ahead of the required date by October 27th. Thank you for your time.

Sincerely,

Eric Eddy
[651-352-5562](tel:651-352-5562)