

Vang, Mai (CI-StPaul)

From: Neis, Adrian (CI-StPaul)
Sent: Friday, October 6, 2017 5:53 PM
To: Vang, Mai (CI-StPaul); Elvestad, Justin (CI-StPaul); Perucca, James (CI-StPaul); Shaff, Leanna (CI-StPaul); Wiese, Angie (CI-StPaul); Moermond, Marcia (CI-StPaul); Elvestad, Justin (CI-StPaul)
Subject: RE: 529-531 Laurel Ave.Jackson Ltr.10-5-17

I went to 529-531 Laurel today to look at the bedrooms that go onto an enclosed stairwell per the hearing on Tuesday.

Here are my findings;

1. The bedrooms of the 4 units in question all meet the minimum size requirements (over 70sq. ft.) and have an acceptable size escape window.
2. The stairwell appeared to be open during its original construction, however appears was enclosed many, many years ago.
3. Reopening the staircase is not a reasonable option.
4. The building has two separate and remote entrances/exits for all units. Front and rear doors.

While the inspector was correct in his call of *MSFC 1014.2 Egress through intervening spaces*, the situation is quite different from most of these cases where the appeal was denied, or the owner had the option to put in an escape window. There is not an exterior wall for this to be an option.

The enclosed rear stairwell has hard-wired interconnected smoke alarms. We have not this in any previous situation that I know of. If the owner was to reopen the rear staircase, this additional measure of safety would need to be removed as smoke alarms cannot be exposed to exterior elements. In the event of a fire on the enclosed porch, the occupants should be quickly alerted to a fire in this area and could exit through the main front door. The rear staircase is not the main entrance of the building such as when the main entry door exits onto the same porch where the bedroom is like we typically see creating only one potential escape route.

Based on this, I do not have an issue with these rooms being used for sleeping and his appeal being granted, however I recommended to the property manager if the appeal is granted battery operated smoke alarms in the four bedrooms in question be installed, which he agreed to do.

From: Vang, Mai (CI-StPaul)
Sent: Friday, October 6, 2017 9:41 AM
To: Elvestad, Justin (CI-StPaul) <justin.elvestad@ci.stpaul.mn.us>; Neis, Adrian (CI-StPaul) <adrian.neis@ci.stpaul.mn.us>; Perucca, James (CI-StPaul) <james.perucca@ci.stpaul.mn.us>; Shaff, Leanna (CI-StPaul) <leanna.shaff@ci.stpaul.mn.us>; Wiese, Angie (CI-StPaul) <angie.wiese@ci.stpaul.mn.us>
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For your record.

Mai