

3/5/2019

Taylor Johnson
726 W Wilson St Unit C
Costa Mesa, CA 92627

Owner of:
1047 4th St
St Paul, MN 55106

APPLICATION FOR APPEAL

To whom this may concern,

This is a request peel the following:

1. **Revocation of Fire Certificate of Occupancy and Order to Vacate (RE: 1047 4TH ST E / Ref. # 106131).** Please also see the request below for additional time to complete chimney/masonry work.

a. Reason(s):

- i. Item(s) #1-5: These repairs on the deficiency list have already been completed.
 1. This is evidenced by the 1/8/2019 PAID RECEIPT from KD Property Solutions LLC.
- ii. Item(s) #6: I am requesting additional time to resolve the masonry work on the home's exterior chimney. After contacting several firms, their indication is that the weather prevents them from doing any exterior work. This is due to the below freezing temperatures being unsafe for their workers. The below firms were contacted:
 1. Guardian Chimney Solutions
 2. AirBroom Minnesota
 3. Copperfield Chimney Sweeps
 4. Able Chimney Sweeps
 5. Twin Cities Furnace Cleaning

2. **VACANT BUILDING REGISTRATION NOTICE (Customer #:1468235 / Bill #: 1422363).** Please also see the request for a waiver of the vacant building registration fee of \$2,127.00.

a. Reason(s)

- i. The items (#1-5) listed as deficiencies have been resolved with the exception of the exterior/masonry work (#6) due to winter weather conditions. This was previously raised to the inspector's attention.
- ii. The vacant building registration fee notice was also dated in advance of the revocation of the certificate of occupancy.
- iii. The cost of the chimney repairs is estimated to be from \$5,000-\$6,000, I would prefer this money go towards resolving the issue.

Please feel free to contact me:

Taylor Johnson



(908)-229-4983
Johnson.taylor@gmail.com

Taylor Johnson
726 W Wilson St, Unit C
Costa Mesa, CA 92627

February 16, 2019

**Revocation of Fire Certificate of Occupancy and Order to Vacate
Ref #106131**

1047 4th Street East
St Paul, Minnesota 55106

To whom this may concern:

On February 16, 2019, I received a notice titled 'Revocation of Fire Certificate of Occupancy and Order to Vacate - Ref #106131'. The notice had a list of deficiencies that were cited by, James Thomas, the inspector.

These items were paid for/scheduled for repair on January 8, 2019 as per the attached invoice. The only item that has not been resolved as of yet is the chimney 'repair' for two reasons (lead time & required costs).

I have reached out to the inspector, James Thomas, multiple times via email and phone to discuss this matter and what is required to remedy this issue. I have yet to hear back as of February 16, 2019. However, it appears the revocation is still moving forward.

Below is a timeline of attempts made to contact the inspector:

Date	Event	Notes
12/13/2018	Email is sent to James Thomas	No response
12/23/2018	Email is sent to James Thomas	No response
1/23/2019	Call is made to James Thomas	No response
2/16/2019	Email is sent to James Thomas	No response
2/16/2019	Call is made to James Thomas	No response

I would like to speak to someone that can validate that the items have been fixed and come to an agreement about the chimney repair.

I currently have Section 8 tenants occupying the residence that will not be able to move somewhere in the middle of winter if we cannot come to an agreement.

Sincerely,,



2/24/2019

Hello James,

I have been in contact with Reid Soley/Rich Singerhouse and they have mentioned that we need to coordinate a reinspection of the unit. What times are the best for you?

In addition, due to the initial inquiry concerning the chimney being received in December 2018, I am told by the firms listed below that the weather prevents them from doing any exterior work. They've mentioned that this is due to the below freezing temperatures being unsafe for their workers.

The below firms were contacted:

1. Guardian Chimney Solutions
2. AirBroom Minnesota
3. Copperfield Chimney Sweeps
4. Able Chimney Sweeps
5. Twin Cities Furnace Cleaning

Lastly, as I stated when we last spoke on the phone, what is mentioned in the inspection deficiency list does not provide enough detail. Each firm has requested **more information**. The chimney issue described in the inspection notice is simply not enough for them to determine what type of inspection needs to be done at the home. For reference, the excerpt from the inspection deficiency list is below:

MSFC 603.6.1 – Masonry Chimneys – Masonry chimneys that upon inspection are found to be without a flue liner and that have OPEN MORTAR JOINTS which will permit smoke or gases to be discharged into the building or which are cracked as to dangerous. Repair the open mortar joints.

I am requesting answers to the below questions:

1. Are the open mortar joints on the exterior of the house or the interior?
2. Is this issue related the chimney cap?
3. Is the requested remedy that a liner be added to the chimney **or** that the open mortar joints be repaired? The comment above states 'repair open mortar joints'. Please be explicit if the located is the interior/exterior.

Looking forward to speaking.

Regards,

Taylor Johnson

908 229 4983