

From: Franquiz, Efrayn (CI-StPaul) <efrayn.franquiz@ci.stpaul.mn.us>
Sent: Friday, May 10, 2019 4:11 PM
To: chris.cadem@cademlaw.com
Subject: RE: 1151 Marion Street
Attachments: IMG_2389.JPG; IMG_2395.JPG; IMG_2396.JPG; IMG_2397.JPG

Hello Mr. Cadem,

Item #3, is the guardrail at the front of the house. Yes, I see that you have highlighted a section of Chapter 34 in your message which is correct, however, if you will continue to read further you will also see that it says **peeling, flaking and chipped paint shall be eliminated and surface repainted**. Since your railing (regardless if green-treated or not) has been painted, it is required to repair it, paint it and maintain it.

Items #4 & #5, pictures have been attached.

Items #6, In regards to hard-wired connections for heat and smoke alarms, it is required to maintain a hard-wired connection and you cannot remove them. I apologize for misinforming you and writing down the wrong information.

Mr. Cadem, I would like to work this out and try to come an agreement here. I will accept that the hard-wired connection in the kitchen remains capped off and unused. I do agree with you that it is not unreasonable to have a smoke alarm in the kitchen area. However, you have meet me half-way here and provide and maintain a hard-wired smoke alarm with battery back-up in the bathroom/laundry room. The alarm in this room will be very beneficial to have because you have a laundry dryer in this room. Dryer fires are common and having an alarm in this room will help alert the tenant if anything happens. I hope that you find this reasonable and acceptable. Please let me know what your response is.

Sincerely,



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EFRAYN FRANQUIZ
Fire Safety Inspector II
City of Saint Paul
Department of Safety and Inspections
375 Jackson St, Suite 220
Saint Paul, MN 55101
P: 651-266-8955
F: 651-266-8951
Efrayn.Franquiz@ci.stpaul.mn.us

From: chris.cadem@cademlaw.com [mailto:chris.cadem@cademlaw.com]
Sent: Thursday, May 9, 2019 9:14 AM
To: Franquiz, Efrayn (CI-StPaul) <efrayn.franquiz@ci.stpaul.mn.us>
Cc: carolyn@cademlaw.com
Subject: 1151 Marion Street

Hi Mr. Franquiz:

I received your new inspection report listing new items of concern. Because I was not present at the inspection and was unable to speak to you about the issues, I will require addition information about the following to assist in repairs: