



To: Clark Schroeder

Scope: Building evaluation

Address: 3585 Laverne Ave N (Arts Building)

Date: September, 2015

City Staff was tasked with evaluating the Lake Elmo Arts Building, the comment below only relate to visual observations made on site. The following comments are provided as a result of site visits by the Electrical Inspector, Fire Chief, Building Official and the Parks Chairman Shane Weis.

Well

The facility is currently served by City water, it is staff recommendation to verify the prior well system for this site be evaluated to ensure the well was sealed in accordance with the Minnesota well code. According to the Minnesota Department of health there is no well sealing record on file, although there is a well disclosure certificate on file. See the attached well disclosure certificate.

Septic

The structure is currently served by an existing septic system, it is recommended by staff the current septic system be evaluated by a qualified technician in order to determine compliance with Department of Health regulations in accordance with the intended use. Please note according to Engineering the current downtown project does not include a service stub to this property.

Electrical

A visual observation was completed by the Contract Electrical inspector of the dwelling area. The following corrections/comments are:

1. Install the weather proof box by the rear entrance of the structure.

2. Repair/replace per code the exposed wire connection in the basement by the water softener.
3. Lighting in hallways upstairs correct per code.
4. Exposed wiring in detached garage.

Due to some of the existing wiring methods and code requirements it is also recommended all future electrical work be done under the required permits.

Dwelling plumbing recommendations:

1. Water leak- Kitchen sink.
2. Exterior garden hoses- Disconnect prior to winter.

Dwelling mechanical recommendations:

1. Furnace- replace dirty filter.
2. Have start up test/cleaning completed on furnace.

Foundation/structural:

1. CMU cracking- Visual observation of CMU cracking, a report from a design professional with special knowledge should be completed to determine the suitable nature of the foundation.
2. Main floor area- over addition (crawl space) has noticeable settling/shifting of main floor a design professional with special knowledge can determine suitability of this area.
3. Exposed sump- pit located in old well room, the discharge pipe of this system requires repair, and also the discharge location on the exterior should be located to discharge away from the foundation on the exterior.
4. There is noticeable dampness in the basement area.
5. Structural column- Basement observed a high percentage of decay. Required to replace.
6. Floor joist- Notching of floor joist in basement required to be repaired.

Dwelling exterior recommendations:

1. Roof gutters- Area in gutters growing vegetation.
2. Siding- areas of decay.
3. Window frames- areas of decay.
4. Fireplace- If proposed to be in use a cleaning, and applicable codes standards should be applied. (spark arrestor)

Dwelling interior:

1. Mold- visual areas observed.
2. Stairways- Guards and handrails not available in some areas.

3. Smoke detection- Not operational
4. Windows- The majority of windows are painted shut, to assist in emergency egress these are required to be operational.
5. Storage- Material stored in front of windows 2nd floor.
6. Storage- Items stored in stair landing to basement.
7. Lead based paint- May be present in some areas.

The attic area is not included in this evaluation due to access. Access to one room upstairs not available.

Existing fire alarm system & exit illumination/signage.

1. Verify system is operational as installed with qualified installer. It appears the last test date was completed in 2010.
2. Emergency lighting and exit signage not operational. (3each).

Detached garage:

1. Overhead garage door- not operational.
2. Penetrations- Exterior wall penetrations seal.
3. Exterior walls- Areas of decay on corners, wall, and fascia.
At the time of this evaluation access to the interior of the garage was not available.
4. Bottom cord of truss damaged and deflecting.

Landscape:

1. Overgrowth of vegetation in some areas are negatively impacting the durability on the exterior of the structure.

Deck

1. Visual observation of decking and guard from top side appear to be in serviceable condition. The structural components underside were not accessible for inspection.
2. There is noticeable areas of deflection of the joist system from top side.

