



CITY OF SAINT PAUL

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January 26, 2023

Bandana1015 Partners Llc  
1335 Pierce Butler Route  
St Paul MN 55104-1453

## NOTICE OF CONDEMNATION UNFIT FOR HUMAN HABITATION ORDER TO VACATE

RE: 1015 BANDANA BLVD W  
Ref. # 10072

Dear Property Representative:

Your building was inspected on January 26, 2023.

The building was found to be unsafe, unfit for human habitation, a public nuisance, a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building.

The following deficiency list must be completed or the building vacated by the re-inspection date.

**A reinspection will be made on February 23, 2023 at 9:30 am.**

CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF OCCUPANCY.

Failure to complete the corrections may result in a criminal citation. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

### DEFICIENCY LIST

1. Center fire department connection - Protection required - MSFC 912.4.3 Physical protection. - Where fire department connections are subject to impact by a motor vehicle, vehicle impact protection shall be provided in accordance with Section 312. Guard posts shall comply with all of the following requirements:

1. Constructed of steel not less than 4 inches (102 mm) in diameter and concrete filled.
2. Spaced not more than 4 feet (1219 mm) between posts on center.
3. Set not less than 3 feet (914 mm) deep in a concrete footing of not less than a 15-inch (381 mm) diameter.
4. Set with the top of the posts not less than 3 feet (914 mm) above ground.
5. Located not less than 3 feet (914 mm) from the protected object.-

2. Electrical room - Remove trash - MSFC 315.3.3 - Remove combustible storage from the electrical equipment rooms. Clearance shall be at least 36 inches.

3. No parking - Both surface levels - SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office.-There is to be no parking on the surface levels of the parking ramp except for already approved parking spaces until repairs have been made under permit.

4. Ongoing maintenance plan - Required - Sec. 417.08. (b) Ongoing maintenance. Based on the reported results the parking garage shall be maintained as required in order to minimize the risk of localized or catastrophic structural collapse, and such that the rate of ongoing restoration work does, at a minimum, keep pace with the rate of deterioration. Restoration work shall be performed under permit.-Provide an ongoing maintenance and repair plan to Brian Karpen.

5. Ramp - Condemned - SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.-Per on site conversation with Blai his engineer is recommending in the structural analysis that the parking ramp be vacated due to structural concerns.

6. Ramp - Secure from entry - MSFC 311.2.1 - Security. Exterior and interior openings open to other tenants or unauthorized persons shall be boarded, locked, blocked or otherwise protected to prevent entry by unauthorized individuals. The fire code official is authorized to placard, post signs, erect barrier tape or take similar measures as necessary to secure public safety.-Provide a barricade of chain across the entry to the ramp to prevent vehicles from entering.

7. Stair C - Level 1 - MSFC 1104.3.5, 1013.3 - Provide and maintain approved external or internal lighting of the exit sign.-The exit sign is missing.

8. Standpipe - Service required - MSFC 901.6 - Provide required annual inspection and testing of the fire standpipe system and provide written documentation to this office as proof of compliance.

9. Structural analysis - Required - SPLC 417.08 (A) - Provide a structural survey of the parking ramp to DSI structural engineer. -Provide documentation to Brian Karpen at [brian.karpen@ci.stpaul.mn.us](mailto:brian.karpen@ci.stpaul.mn.us) .

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: [george.niemeyer@ci.stpaul.mn.us](mailto:george.niemeyer@ci.stpaul.mn.us) or call me at 651-266-8991 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

George Niemeyer  
Fire Safety Inspector  
Ref. # 10072

cc: Housing Resource Center  
Force Unit