



March 28, 2023  
Laura Medrano  
BPH1, LLC  
PO BOX 127  
LEVITTOWN NY 11756USA

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

RE: 713 PREBLE ST  
Ref. # 104528

Dear Property Representative:

Your building was inspected on March 28, 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.

**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. Basement - Electrical panel - NEC 408.4 Circuit Directory - Every electrical circuit shall be legibly identified as to its clear, evident, and specific purpose or use.-Electrical panel is unlabeled
2. Basement - Electrical panel - NEC 110.26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.-Storage of materials in front of electrical panel

3. Basement - Mechanical room - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-Floor is broken and chipped with pieces of tile and stone laying about. Surface is uneven and heavily damaged
4. Basement - Mechanical room - MSFC 603.5.3 - Provide clearance around all heating equipment.-Storage of materials around heating equipment
5. Basement - South exit - MSFC 1031.2, 1031.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path.-Basement egress pathway is blocked by debris
6. Basement - Electrical panel - NEC 408.38 - Provide a dead front for the panel.-Electrical panel missing cover
7. Exterior - Deck - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. Every outside stair, porch and deck shall be constructed safely and shall be capable of supporting imposed loads as determined in the building code and shall be kept in a professional state of maintenance and repair with proper anchorage. This work may require a permit(s). Call DSI at (651) 266-8989.-Deck in rear yard is not kept in good condition with missing steps, rotting handrails and side latticing falling off
8. Exterior - North elevation - SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects.-Roof trim is coming loose from property.
9. Exterior - Rear yard - MSFC 307.4 - All fires on the ground must be a minimum of 25 feet from structures or contained in a grill or outdoor fireplace. Wind speeds must be under 10 mph, constantly attended, a means of extinguishment must be provided. Only natural firewood can be burned (no construction materials| brush or waste materials), and fire shall be extinguished if the smoke is deemed a nuisance. A citation will be issued for non-compliance.- Burning of items within 10 feet of property
10. Front porch - Door - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition.-Front porch door is in a state of disrepair, missing screen, missing a handle and latch, and having a bent frame which does not function properly.
11. Front porch - Knox box - MSFC 506.2 - Key box maintenance. The operator of the building shall Immediately notify the fire code official and provide the new key when a lock is changed or rekeyed. The key to such lock shall be secured in the key box.-As noted by responsible party for the property, the knox box does not have current keys in it and may not be in good repair. Knox box has been painted over.
12. Front porch - MSFC 1031.2, 1031.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path.-Furniture, appliances and storage of materials impede clear egress path
13. Front porch - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair.-Multiple screens missing or ripped

14. Front stairway - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged handrail in an approved manner.-Handrail disconnected from wall and hanging unusable
15. Front stairway - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged guardrail in an approved manner.-Baluster missing from guard rail
16. Multiple locations - MSFC 901.4.5 Appearance of equipment. Any device that has the physical appearance of life safety or fire protection equipment but that does not perform that life safety or fire protection function shall be prohibited.-Inoperable smoke alarms and remaining brackets from previously mounted alarms present
17. Rear - Exterior stairs - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. Every outside stair, porch and deck shall be constructed safely and shall be capable of supporting imposed loads as determined in the building code and shall be kept in a professional state of maintenance and repair with proper anchorage. This work may require a permit(s). Call DSI at (651) 266-8989.-Exterior stairway is not sound with warped boards and several missing stair boards. It is not maintained in proper condition
18. Rear stairway - MSFC 1103.8.1 Replacement of smoke alarms. Single- and multiple station smoke alarms shall be replaced when: They exceed 10 years from the date of manufacture. Smoke alarms shall be replaced with smoke alarms having the same type of power supply.  
-Smoke alarm out of date and not functional
19. South porch - Door - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition.-Door frame is damaged and door is entirely inoperable, missing large sections.
20. South porch - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Patch the holes and/or cracks in the walls. Paint areas with chipping and peeling paint. Walls deteriorating especially at base of walls.
21. South porch - Window - SPLC 34.09 (4) a, 34.33 (3) a - Repair and maintain the window glass. Windows shall be fully supplied with window panes which are without open cracks or holes.-Broken window with glass shards
22. South porch - Windows - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair.-Windows missing screens
23. Throughout - SPLC 34.14 (2)(A), 34.34 (5)(A) - Provide an approved electrical service adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-8989.-Property is not receiving electrical service
24. Throughout - SPLC 34.11 (4), 34.35 (1), MPC 601.1 - Provide an adequate water supply to all water closets, sinks, showers and tubs.-Property is not being served by working water service

25. Throughout - SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms.-Heating equipment is not in use and temperature in the property is below 68 degrees
26. Unit 1 - Basement - SPLC 34.09 (4)(i), 34.33 (3) - Repair and maintain the door frame.- Door frame decayed
27. Unit 1 - Basement - SPLC 34.09 (4), 34.33 (3)- Repair and maintain the window in good condition. All windows shall be maintained in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit.-Windows are not functional and do not open in multiple locaitons
28. Unit 1 - Basement - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair.-Window screens missing from multiple locations
29. Unit 1 - Basement East room - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Large section of drywall and lathe and plaster removed with possible damage to construction behind it. Removed material runs approx. 18" high along an approx. 10' section of wall and another large section was removed from wall dividing basement rooms.
30. Unit 1 - Basement West room - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Large sections of wall have been damaged with dry wall and lathe and plaster missing, especially along base of walls.
31. Unit 1 - Basement bathroom - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition.-Toilet and shower are not operable and are in poor condition
32. Unit 1 - Bathroom - 603.5.1 Guard against contact. The heating element or combustion chamber shall be permanently guarded so as to prevent accidental contact by persons or material.-Baseboard guard is detached
33. Unit 1 - Bathroom - SPLC 34.10 (4), 34.34 (3) - Provide a bathroom floor impervious to water to permit such floor to be easily kept in a clean and sanitary condition-Bathroom floor is coming up and damage, especially against bathtub
34. Unit 1 - Bathroom - MSFC 701.5 Maintaining protection. Materials, systems and devices used to repair or protect breaches and openings in fire-resistance-rated construction and construction installed to resist the passage of smoke shall be maintained in accordance with Sections 703 through 707.-Light installation is not sealed to prevent passage of smoke
35. Unit 1 - Bathroom - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition.- Toilet is not functional
36. Unit 1 - East Bedroom - MN Stat. 299F.51 - Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area.

Installation shall be in accordance with manufacturer's instructions.-Missing carbon from within vicinity of bedroom

37. Unit 1 - East bedroom - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition.-Closet door has fallen off of hinges and is inoperable

38. Unit 1 - East bedroom - MSFC 1030.1 - Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989.-Windows in bedroom are nailed shut and inoperable

39. Unit 1 - East bedroom - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area.-Missing smoke alarm within vicinity of bedroom

40. Unit 1 - Entry hallway - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-Flooring is unfinished and uneven

41. Unit 1 - Kitchen - SPLC 34.09 (4), 34.33 (3)- Repair and maintain the window in good condition. All windows shall be maintained in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit.-Windows are inoperable, boarded and have damage to frames

42. Unit 1 - Kitchen - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped.-Globe missing from lighting fixture

43. Unit 1 - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner.-Missing and damaged cabinets

44. Unit 1 - North bedroom - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition.-Door to bedroom has large hole and damage to latch and knob

45. Unit 1 - North bedroom - SPLC 34.09 (4) a, 34.33 (3) a - Repair and maintain the window glass. Windows shall be fully supplied with window panes which are without open cracks or holes.-Window pane cracked

46. Unit 1 - North bedroom - MSFC 1030.1 - Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989.-The only window in the room is nailed shut and will not open

47. Unit 1 - North bedroom - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area.-No smoke alarm within vicinity of North bedroom on main floor.

48. Unit 1 - North bedroom - MN Stat. 299F.51 - Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area.

Installation shall be in accordance with manufacturer's instructions.-No CO detector within vicinity of bedroom

49. Unit 1 - Throughout - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped.-Missing globes from lighting fixtures
50. Unit 1 - Throughout - SPLC 34.10 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Entire unit is unsanitary with soot, grime, dirt, cobwebs, trash and stains on counters, floors, walls and ceilings
51. Unit 1 - West Bedroom - MSFC 308 - Immediately, discontinue the use of all unapproved open flames.-Burning of materials occurring inside of metal bowl in bedroom
52. Unit 1 - West bedroom - MSFC 604.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Cracked and broken electrical plate cover
53. Unit 1 - West bedroom - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair.-Window screen missing
54. Unit 1 - West bedroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Holes in wall
55. Unit 1 - West bedroom - MSFC 1030.1 - Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989.-Window is not operable as means of egress due to deterioration, inability to open easily and debris in window sill.
56. Unit 1 - West bedroom - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area.-Smoke alarm not present within vicinity of bedroom
57. Unit 1 - West bedroom - MN Stat. 299F.51 - Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions.-CO detector not present with vicinity of bedroom
58. Unit 2 - Bedroom - MSFC 604.4 - Discontinue use of all multi-plug adapters.-Multiplug adaptor in use
59. Unit 2 - Bedroom - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition.-Hole in bedroom door
60. Unit 2 - Bedroom - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair.-Window screen missing from window
61. Unit 2 - Bedroom - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area.-Functional smoke alarm missing from vicinity of bedroom

62. Unit 2 - Bedroom - MN Stat. 299F.51 - Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions.-No working CO detector within proximity of bedroom
63. Unit 2 - Entry - SPLC 34.09 (4)(i), 34.33 (3) - Repair and maintain the door frame.-Metal security door is damaged and does not properly close
64. Unit 2 - Entryway - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Hole in wall
65. Unit 2 - Living room - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Hole in wall
66. Unit 2 - Throughout - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-Floors are damaged, uneven and unfinished
67. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.
68. SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.-Property does not have any working smoke alarms, CO alarms, active electricity service, active water service, or heating. Property has commonplace damage, unsanitary conditions, and obstructed egress in many locations.

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: [Ryan.Tessman@ci.stpaul.mn.us](mailto:Ryan.Tessman@ci.stpaul.mn.us) or call me at 651-266-1908 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Ryan Tessman  
DSI Fire Safety Inspector II  
Ref. # 104528

cc: Housing Resource Center  
Force Unit