



**TOWN OF SHADY SHORES
BUILDING AND STANDARDS COMMISSION
MARCH 13, 2025; 6:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

AGENDA

1. VISION STATEMENT
Shady Shores, an ideal lakeside community where life happens.
2. CALL TO ORDER
3. ROLL CALL
Establish a quorum
4. PLEDGE ALLEGIANCE TO THE UNITED STATES FLAG AND THE TEXAS FLAG. (HONOR THE TEXAS FLAG; I PLEDGE ALLEGIANCE TO THEE, TEXAS, ONE STATE UNDER GOD, ONE AND INDIVISIBLE.)
5. MINUTES
A. Consider and act upon approval of the Building and Standards Committee meeting minutes.
6. NEW BUSINESS
Discuss any new business and provide staff direction
A. Swear in any Interpreter
B. Swear in Those who Plan to give Testimony
C. New Cases
 - i. Discussion and possible action regarding the following property's continued non-compliance with the minimum standards required by Chapter 3, Building Regulations, of the Town of Shady Shores of Ordinances, and consideration of whether to provide further opportunity for the property to come into compliance or to execute final orders for the property.

N Garza- Owners Blake Martino and Glenn Marcus O'Dell
7. EXECUTIVE SESSION
Pursuant to the provisions of Chapter 551, Texas Government Code, Vernon's Texas Codes Annotated, The Building and Standards Commission may hold a closed meeting.
8. ADJOURN

I, _____, _____ of the Town of Shady Shores do hereby certify that the above notice of the Regular Building and Standards Commission was posted on the bulletin board at the Community Center, 101 S. Shady Shores Road, Shady Shores, Texas on _____ Day of _____, _____, at _____ .M.

Katie Kleing, Community Relations / Code Enforcement Officer #7767



Minimum Standards Report

N Garza Aka 120 N Garza.

Present for Inspections:

- 6.25.24: Martino, Blake (owner)
Slayer, Hans (Shady Shores Building Inspector)
Klein, Katie (Code Enforcement Officer #7767)
- 8.1.24: Levelle, Scott (Shady Shores Building Inspector)
Klein, Katie (Code Enforcement Officer #7767)
Rodriguez, David (Lake Cities Fire Marshall)
Corinth Police Department Officers

Improvement #1 Commercial – 4 PLEX- 6 apartments

Main Area: 8,012 sqft

Gross Building Area: 12, 292

Town of Shady Shores Chapter 3.03.010

5) Be so dilapidated, decayed, unsafe, or unsanitary, or utterly fail to provide amenities essential to decent living so that the structure is unfit for human habitation or likely to cause sickness or disease so as to cause injury to the health or welfare of those living therein;

Date:6.25.24

Location: South Facing Wall,

Description: On 6.25.24, inspectors observed that meter box #2 was missing cover. Meter covers provide protection from the elements, prevent damage to internal components, and safeguard against potential electrical hazards caused by exposure to moisture or weather extremes.

This is a violation of NEC 312.102 (National Electrical Code)



Date: 8.1.24

Location: Throughout the structure

Description: Electrical wiring throughout the structure has been left exposed and unprotected, increasing the risk of an electrical fire, shocks, and exposure to accidental contact.

This is a violation of IRC E3802.3

Photo of exposed wiring hanging from the ceiling in one of the bathrooms:



2. Exposed wiring in one of the common areas



Date: 6.25.24

Location: AC Unit on South Side of Structure

Description: AC Unit- South Side does not have proper conduit covering over the electrical wiring, which can be damaged by the elements that may cause a short or electrical shock.

Violation of IRC 3802.3.2 and 3802.3.3

Photo of air conditioning unit on the south side with exposed wiring:



6) Have parts thereof which are attached in a manner that they may fall and injure persons or property;

Date: 6.25.24

Location: Throughout the structure

Description: Multiple instances of the brick wall releasing from the structure so that the bricks on the wall may further shift and fall off or could be easily knocked from the structure, potentially causing large amounts of heavy brick material to fall.

Violation of IRC R606.13.2

Photo of brick buckling away from the wall near a window on the North side of the structure:



Date 6.25.24

Location: West side of Structure near West side fireplace

Description: The electrical outlet encased in the soldier course/brickwork along the top of the structure poses a significant risk, as it may cause exposed electrical wires if the soldier coursing fails. This underscores the urgent need for immediate action to prevent potential hazards.

Violation of IRC R606.13.2

Photo of Brick is released from the wall, with an electrical outlet contained:



Date: 6.25.24

Location: West Side Fireplace

Description: The west side fireplace needs a cricket to prevent water from pooling behind it and damaging the roof and chimney structure.

Violation of IRC R1003.20

Date: 8.1.24

Location: West side of the building, North corner

Description: Electrical boxes on the ground are damaged, and exposed wiring is visible around the boxes.

Violation of NEC 210.52 E I



Date: 8.1.24

Location:

Description: Ground plumbing lines for hose bibbs are damaged, bent, and kinked. Plumbing lines are not protected from freezing.

VIOLATION 105.3 (2021 IPC)

Date: 8.1.24

Location: AC unit throughout structure

Description: A/C condensers and condensing lines are damaged and missing insulation. Most do not appear operable because, upon visual inspection, the wiring is exposed, and there is no protection from the elements.

Violation of IPMC 603.01

Date: 8.1.24

Location:

Description: Electrical meters for each unit are not adequately identified.

Violation 2020 NEC

Date: 8.1.24

Location:

Description: Electrical services for both buildings do not meet the standards of the 2018 NEC in that they are damaged or exposed. Only one meter is located on the Improvement #2 Residential Structure, serving multiple units and buildings.

Violation 2020 NEC

7) Have a foundation that is not so free of holes, cracks, buckling, crumbling, and defects as to support adequately the structure;

Date:

Location:

Description: Foundation- The owner stated that the foundation had been repaired with approximately 90 piers and had engineering approval. Evidence of a failed foundation is present. Walls have fallen outward away from the structure; Soldier Course/Brickwork along the top of the wall is falling into the structure, with significant cracking along various walls. No Town-issued permit or inspection documentation for foundation repair was found.

Violation IPMC 304.6

Photos: 1) Brick falling away from the wall next to the window.



2. Brick falling away from structure around window



3. Large crack on East side – wide enough to fit a hand in vertically



8) Fail to have a floor, exterior wall, and roof that is so free of holes, cracks, and loose, rotten, warped, or protruding boards necessary to protect the occupants of the structure reasonably from weather elements and danger of collapse;

Date: 6.25.24

Location:

Description: Hole on the East side of the exterior wall

Violation of IPMC Section 304.06

Photos:

- 1) Large hole on the east exterior wall, which allows access into the wall and the support for the wall.



2: Unknown exposed open conduit into the building



3. brick falling away from the structure, exposed wiring



4. Inside of a unit showing the floor buckling and cracking



Date: 8.1.24

Location:

Description: Many areas on all sides of the structure are rotting and damaged, especially areas down low near the ground. Some damage has holes large enough for a small varmint to enter. Other areas are exposed to weather and wet conditions.

Violation IPMC 304.7

Photo of doorway and window to a unit -entering from the courtyard



Date: 8.1.24

Location:

Description: Doors and doorways are missing or have significant damage, meaning the building or particular entries cannot be secured.

Photo of door missing from Exterior to the courtyard



2. Courtyard doors showing damage



3. Doors and windows inside the courtyard showing damage



9) Fail to have interior walls and ceilings that are so free of holes, cracks, loose plaster, loose and baggy wallpaper, defective materials, and structural deterioration as to reasonably serve their purpose and as to protect the occupants of the structure from danger of collapse and of fire; or

Date: 6.24.25

Location:

Description: Inside walls open and have exposed wiring.

Date: 8.1.24

Location: Various areas inside the unit

Description: The interiors do not have finished walls. Open framing was observed in all units. No units were habitable in their condition as observed on August 1 in that no units had completed walls and ceilings or plumbing, secured windows and doors.

Photos:







Date: 8.1.24

Location: Back of structure- east side of property

Description: Other structures, such as patio pergolas, are rotting and falling.

Photos:





10) Exist in violation of any provision of any applicable building code(s) of the town or any provision of the town's fire code or other ordinances of the town as such provisions relate to public health, safety, and welfare or the health, safety, and welfare of occupants.

Date: 6.24.24

Location:

Description: During inspection, a septic maintenance contract was in effect until 2024. Inspectors could not determine if both systems were adequate for multi-family and/or in good working order.

Ordinance 13.02.006

Date: 6.24.24

Location: North side of structure

Description: The broken window on the north side allows vermin to enter the structure unfettered.

2021 IMPC 304.14

Date: 6.24.24

Location: Under eaves of public walkways

Description: Multiple wasp nests were observed under the eaves of public ways. Wasps could enter the structure through various holes, cracks, and broken windows.

2021 IMPC 309

Date: 6.24.24

Location: Throughout structure

Description: Multiple window casings disjointed

Violation IPMC 111.1.5

The photo of the window casing is disjointed and missing brick covering



Date: 6.24.24

Location: North side of structure – Apartment 5

Description: An addition seems to have been added, and the wall partially covers the door jam. This means the egress is not clear for this doorway, which could cause injury to inhabitants.

Violation IPMC 702.1

Photo of apartment 5 door jam blocked by wall



Date: 6.24.24

Location: East side of structure/property

Description: The fencing is falling down and in disrepair.

Violation IPMC 304.2 and 304.10

Photo 1) Fence and deck on West side 2) looking east to deck 3) Fence on west side





Date: 8.1.24

Location: Throughout structure

Description: Windows are in poor shape, but operability is undetermined.

The frames are badly rotting around most windows, and large cracks and gaps are visible where moisture, critters, and insects can pass through.

Violation IPMC 702.4

Date: 8.1.24

Location: Throughout out structure

Description: Windows: Wood soffits, siding, and framing around most windows are rotting.

Violation IPMC Section 304

Photos:

1. Wood siding rotting along the bottom edge





N Garza Aka 120 N Garza.

Wood Sided Building

Main Area: 2016 sq.ft

Gross Building Area: 5748 sq. ft

Town of Shady Shores Chapter 3.03.010

3) Have one or more improperly distributed loads upon the floors or roofs or in which the same are overloaded or which have insufficient strength to be reasonably safe for the purpose used;

Date:6.25.24

Location: standing looking north at the roof from the south side of the building

Violation IPMC 304.7

Description: Broken rafter in roof

Photo: The roof shows signs of at least one broken rafter, looking North from South, that can no longer support the roof.



5) Be so dilapidated, decayed, unsafe, or unsanitary, or utterly fail to provide amenities essential to decent living so that the structure is unfit for human habitation or likely to cause sickness or disease so as to cause injury to the health or welfare of those living therein;

Date: 6.25.24

Location: The meter is located on the north side of the building between the first and second units.

Description: Meter and Panel- only one meter and panel for three units. No main breaker. Unsecured. Open breaker ports. The non-compliant meter box height is too low to the ground and not within code compliance. There is presently a danger of electrocution due to the unsafe installation.

Violation IPMC 604.1

Date: 6.25.24

Location: East Eave outlet is located under eave.

Description: Unprotected wiring under East Eave

Violation IPMC 604.3

Photo of exposed wiring under eve, east side of building



2. Garage: The garage seems to be on the same electrical meter as a wood structure.

Electrical conduit and plug- on the east side- may lead to the area behind trees. The cord seems to run underground.

Violation IPMC 604.1



Date: 8.1.24

Location: The meter is located on the north side of the building between the first and second units.

Description: One 200amp electrical service appears to serve all units in the smaller building. The conduit runs underground from the meter on the large building to the smaller building. If appropriate safeguards are not in place, this could cause injury to a person or property.

Violation IPMC 604.1

Date: 8.1.24

Location: The meter is located on the north side of the building between the first and second units.

Description: The exterior electrical panel on the smaller building is not rated for use outside; it is interior equipment, so it is improperly installed for this purpose.

Violation IPMC 604.1

Date: 8.1.24

Location: The meter is located on the north side of the building between the first and second units.

Description: The building's Electrical Service is not wired for multi-family units. Electrical services must be installed at least 4 feet off the ground.

Violation IPMC 604.1

8.) Fail to have a floor, exterior wall, and roof that is so free of holes, cracks, and loose, rotten, warped, or protruding boards necessary to protect the occupants of the structure reasonably from weather elements and danger of collapse;

Date: 6.25.24

Location: West-facing exterior wall of the structure.

Description: There is an open hole in the garage wall that appears to allow access to the interior of the wall structure for vermin and weather.

Violation of the IPMC Section 304

Photo of a large hole in the west side of the building



Date: 6.25.24

Location: Throughout structure.

Description: Multiple holes were found around apartment units in the walls and structures that should have been otherwise enclosed. This allowed vermin and weather to enter, damage the structure, and potentially injure the health of occupants.

Violation of the IPMC 304.

Photos:

- 1) Rot and holes along the foundation and wall Northside



2) Holes in the doorway of units



10) Exist in violation of any provision of any applicable building code(s) of the town or any provision of the town's fire code or other ordinances of the town as such provisions relate to public health, safety, and welfare or the health, safety, and welfare of occupants.

Date: 6.25.24

Location: Egress door to Unit Three on the north side of the building.

Description: The second entrance to unit three, the garage door, is boarded shut, so this cannot be counted as a legitimate path of egress.

Violation of IPMC 702

Building Standards Commission Report

Address: N Garza Aka 120 N Garza
Occupancy Classification R-2 (Apartment houses)
Zoning is R 2000 (Single Family Dwelling)

The property is currently in a Nonconforming status in the R 2000 Zoning district. In addition, the building is deemed as a Dangerous building and in an Unsafe Condition. R 2000 Zoning permitted uses are for single family dwellings and accessory structures only, no other building shall be erected except for that use. No permits were obtained for the construction of the apartment buildings and any Special Use permits have expired.

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Any buildings in an R 2000 zoning district that is not a permitted use shall be removed.

The following report is based on the standards set forth in the following 2021 International Codes:

2021 International Building Code. (IBC)
2021 International Residential Code (IRC)
2021 International Property Maintenance Code. (IPMC)
2021 International Plumbing Code. (IPC)
2021 International Mechanical Code. (IMC)
2020 National Electrical Code. (NEC)

The Black text is the purpose and scope of the code and the violations observed.

The Blue text is the action the owner must take.

The red text is the section of the codes that interpret the violation.

101.2 Scope. (2021 IBC)

INSIGHTS

The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location,

maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

101.3 Intent (2021 IBC)

The purpose of this code is to establish the minimum requirements to provide a reasonable level of safety, health and general welfare through structural strength, means of egress, stability, sanitation, light and ventilation, energy conservation, and for providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

The building has been classified as a Dangerous structure that presents Unsafe Conditions as defined in section 202 (definitions) and 116.1 of the 2021 International Building Code (IBC).

Other code references are: Section 111 of the 2021 International Property Maintenance Code. 111.1.1 and 111.1.3. and 111.1.5.

The owner shall barricade the property from access of the public to include boarding up the structure, permanent fencing, and closure of any streets or driveways that lead to the property. Means of access shall be provided to the code official and emergency responders.

Section 202 (2021 IBC) DANGEROUS.

Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

The building or structure has collapsed, has partially collapsed, has moved off its foundation or lacks the necessary support of the ground.

There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under permanent, routine, or frequent loads; under actual loads already in effect; or under snow, wind, rain, flood, earthquake, or other environmental loads when such loads are imminent.

116.1 (2021 IBC) Unsafe conditions.

Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life, or public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against unauthorized entry shall be deemed unsafe.

111.1.1 (2021 IPMC) - Unsafe structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

111.1.3 (2021 IPMC) - Structure unsafe for human occupancy.

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. If the code official finds a structure unsafe, the owner of the property shall provide an action plan for repairs to the code official.

111.1.5 (2021 IPMC) - Dangerous structure or premises.

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be dangerous:

- 1.Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the

requirements for existing buildings.2.The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.3.Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.4.Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.5.The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.6.The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.7.The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.8.Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.9.A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.10.Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.11.Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

111.2 (2021 IPMC) - Closing of vacant structures.

If a structure is determined to be unsafe, dangerous or unfit for human habitation, the code official is authorized to post an unsafe or dangerous placard on the premises. Pursuant to

a Commission order, the structure to be secured so as not to be an attractive nuisance through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

Foundation:

The foundation was observed in many locations throughout most of the units to have cracks in the concrete as much as a ½ to 1 inches wide and fault lines that have as much as a ¼ to 1' inch of shifting. Slopes and elevation changes were observed causing structural components to lean and not provide adequate support for other structural loads such as roof and ceilings. Significant cracks in exterior walls and brick veneer leaning off the structure were observed in several places.

Property owner shall provide documentation of foundation repairs designed by a licensed Engineer from the State of Texas and Geotechnical reports for the soil that support the Engineer's design for the repairs. The foundation repair shall meet all standards set forth in the 2021 IBC and the American Concrete Institute ACI 318.

1803.5.2 Questionable soil.

Where the classification, strength or compressibility of the soil is in doubt or where a load-bearing value superior to that specified in this code is claimed, the building official shall be permitted to require that a geotechnical investigation be conducted.

1803.5.3 Expansive soil.

In areas likely to have expansive soil, the building official shall require soil tests to determine where such soils do exist.

Soils meeting all four of the following provisions shall be considered to be expansive, except that tests to show compliance with Items 1, 2 and 3 shall not be required if the test prescribed in Item 4 is conducted:

1. Plasticity index (PI) of 15 or greater, determined in accordance with ASTM D4318.
2. More than 10 percent of the soil particles pass a No.200 sieve (75 μ m), determined in accordance with ASTM D422.
3. More than 10 percent of the soil particles are less than 5 micrometers in size, determined in accordance with ASTM D422.
4. Expansion index greater than 20, determined in accordance with ASTM D4829.

1803.6 Reporting.

Where geotechnical investigations are required, a written report of the investigations shall be submitted to the building official by the permit applicant at the time of permit application. This geotechnical report shall include, but need not be limited to, the following information:

1. A plot showing the location of the soil investigations.
2. A complete record of the soil boring and penetration test logs and soil samples.
3. A record of the soil profile.
4. Elevation of the water table, if encountered.
5. Recommendations for foundation type and design criteria, including but not limited to: bearing capacity of natural or compacted soil; provisions to mitigate the effects of expansive soils; mitigation of the effects of liquefaction, differential settlement and varying soil strength; and the effects of adjacent loads.
6. Expected total and differential settlement.
7. Deep foundation information in accordance with Section 1803.5.5.
8. Special design and construction provisions for foundations of structures founded on expansive soils, as necessary.
9. Compacted fill material properties and testing in accordance with Section 1803.5.8.
10. Controlled low-strength material properties and testing in accordance with Section 1803.5.9.

Plumbing System:

Unsafe Sanitary Conditions;

Section 101.3 (2021 IPC) Purpose

The purpose of this code is to establish minimum requirements to provide a reasonable level of safety, property protection, and general welfare by regulating and controlling the design, construction, installation, operation, and maintenance or use of plumbing equipment and systems.

Toilets, Sinks, plumbing pipes, and Hose bibbs were observed not operable, damaged, and in unsanitary conditions. Disconnected plumbing fixtures and damaged drain pipes were observed causing conditions for methane gas to discharge into the air, Leaks in plumbing lines to cause water damage both above and below the foundation, and create potential habitation for rats and other varmints to occupy the structure.

Property Owner shall replace or repair all damaged plumbing piping, fixtures, equipment, and backflow devices to be in an operable condition and safe to life and property.

Property owner shall verify all building drains, building sewers, and water supply lines are tested for safe operable conditions.

Section 105.3 (2021 IPC)

Where there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative methods, the code official shall have the authority to require test as evidence of compliance to be made at no expense to the jurisdiction.

Section 105 .3.2 Testing agency: Test shall be performed by an approved agency.

105.3.3 Test Reports: Reports of test shall be retained by the code official for the period required for retention of public records.

Article 102.3 Maintenance:

Plumbing systems, material, and appurtenances, both existing and new, and parts thereof, shall be maintained in proper operating condition in accordance with the original design in a safe and sanitary condition.

No backflow devices were observed on water supply piping and equipment causing potential cross connections and contamination to the public water supply. Plumbing systems shall be maintained as set forth in Section 102.3 of the 2021 IPC. Backflow protection shall also meet the requirements of the Texas Commission of Environmental Quality (TCEQ)

Section 608 (2021 IPC) Backflow protection for public water supply:

A potable water system shall be designed, installed, and maintained in such a manor so as to prevent contamination from nonpotable liquids, solids, or gases being introduced into the potable water supply through cross connections or any other piping connections to the system. Backflow preventer applications shall conform to table 608.1 (2021 IPC)

Electrical System:

Article 90.1 Purpose. (2020 NEC)

90.1(A) Practical Safeguarding. The purpose of this Code is the practical safeguarding of persons and property from hazards arising from the use of electricity.

Exposed electrical wiring, damaged wiring, damaged appliances, equipment, and service equipment was observed throughout the buildings. Service equipment was not rated for damp and wet locations. Service equipment was damaged and not installed on the buildings in which it served. GFCI protection was not provided in areas where required.

Owner shall repair or replace all damaged wiring, appliances, equipment, and service equipment to meet the standards set forth in the 2020 NEC

Article 312.2 Damp and Wet Locations (2020 NEC)

In damp or wet locations, surface-type enclosures within the scope of this article shall be placed or equipped so as to prevent moisture or water from entering and accumulating within the cabinet or cutout box, and shall be mounted so there is at least 6-mm (1/4-in.) airspace between the enclosure and the wall or other supporting surface. Enclosures installed in wet locations shall be weatherproof. For enclosures in wet locations, raceways or cables entering above the level of uninsulated live parts shall use fittings listed for wet locations.

Article 210.8(A) Dwelling Units. All 125-volt through 250-volt receptacles installed in the locations specified in 210.8(A)(1) through (A)(11) and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.

(1) Bathrooms

(2) Garages and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use

(3) Outdoors

(4) Crawl spaces — at or below grade level

(5) Basements

(6) Kitchens — where the receptacles are installed to serve the countertop surfaces

(7) Sinks — where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink

(8) Boathouses

(9) Bathtubs or shower stalls — where receptacles are installed within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall

(10) Laundry areas

(11) Indoor damp and wet locations

112.3 (2021 IBC) Authority to disconnect service utilities.

The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The building official shall notify the serving utility, and wherever possible the owner or the owner's authorized agent and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

Mechanical HVAC systems:

Mechanical HVAC systems and equipment were observed damaged and inoperable. Systems were outdated, missing equipment covers, and corroded with debris.

Property owner shall have all systems tested to be in working condition and meet the standards set forth in the 2021 International Building Code.

Section 309.1 (2021 IMC) Space-heating systems.

Interior spaces intended for human occupancy shall be provided with active or passive space-heating systems capable of maintaining an indoor temperature of not less than 68°F (20°C) at a point 3 feet (914 mm) above floor on the design heating day.