



**TOWN OF SHADY SHORES  
BUILDING AND STANDARDS COMMISSION  
APRIL 6, 2026; 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. SWEARING IN OF ANY NEW MEMBERS
  4. ROLL CALL: Establish a quorum
  5. 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.)
  6. MINUTES: Consider and act upon approval of the Building and Standards Committee meeting minutes.
    - a. Consider and act upon approval of the Building and Standards Committee meeting minutes. March 13, 2025
  7. REGULAR AGENDA
    - a. Swear in the Interpreter
    - b. Swear in any witnesses who plan to give testimony in any case before the Commission
      - 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.  
  
161 Aspen/151 Aspen, Terence A Jarog
8. 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.
9. 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



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

**MINUTES**

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.  
**A motion was made by Building and Standards Corie Quillian, seconded by Building and Standards Phil Samson, to consider and act upon approval of the Building and Standards Committee meeting minutes. The motion carried.**  
  
**Yes:** 5 - John Mackenzie, John Parker, Phil Samson, Corie Quillian, Del Ambrosio  
**No:** 0 - None  
**Recused:** 0 - None
6. NEW BUSINESS  
Discuss any new business and provide staff direction  
Town Attorney Kris Homyk asked for permission for extra time  
Motion made by Corrie Quillian to grant extra time as requested by Town Attorney, Kris Homyk

Del Ambrosio second.  
John Mackenzie aye  
John Parker aye  
Phil Samson aye  
Motion carried.

New evidence was presented; some of it was submitted in an untimely manner.

A. Swear in any Interpreter

B. Swear in Those who Plan to give Testimony

Chairman John MacKenzie swore in Katie Klein and Wallace Scott Leavelle. The Chairman accepted them both as witnesses in tonight's case.

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

Kris Homyk gave a presentation, and Katie Klein gave testimony regarding the conditions of the property located at 120 Gara. The owner has applied for a building permit to demolish the property.

Corie Quinillian asked a question about the ventilation if there is boarding over the window.

Wallace Scott Leavelle contracted with the Town as a third-party inspector. There were no questions asked of Mr. Leavelle.

Kristen Homyk presented what was submitted by property owners,

MOTION to accept late evidence was made by Corrie Quillian. Second by Phil Samson

John Mackenzie aye

John Parker aye

Del Ambrosio aye

Motion carried.

Motion to approve Order A as presented by John Parker. Second by Del Ambrosio

John Mackenzie aye

Corie Quillian aye

Phil Samson aye

Motion carried.

Motion to accept Order B as presented by Corie Quillian. Second by Phil Samson

John Mackenzie aye

Corie Quillian aye

Del Ambrosio aye

Motion carried.

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

The motion to adjourn was made by John Parker, seconded by Del Ambrosio

John Mackenzie aye

Phil Samson aye

Corie Quillian aye

Motion carried.

Passed and Approved this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Approved:

\_\_\_\_\_  
John MacKenzie, Chairman

Attest:

\_\_\_\_\_  
Katie Klein, Community Relations/Code Enforcement # 7767



<b>DATE:</b>	April 6, 2026
<b>TO:</b>	Building and Standards Commission
<b>FROM:</b>	Katie Klein, Administrative
<b>SUBJECT:</b>	Swear in any witnesses who plan to give testimony in any case before the Commission

<b><u>BACKGROUND/INFORMATION:</u></b>
<b><u>FINANCIAL IMPLICATIONS:</u></b>
<b><u>RECOMMENDATION/ACTION DESIRED:</u></b>
<b><u>ATTACHMENTS/SUPPORTING DOCUMENTATION:</u></b>
None
<b><u>REVIEWED BY:</u></b>





<b>DATE:</b>	April 6, 2026
<b>TO:</b>	Building and Standards Commission
<b>FROM:</b>	Katie Klein, Administrative
<b>SUBJECT:</b>	<p>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.</p> <p>161 Aspen/151 Aspen, Terence A Jarog</p>

<b><u>BACKGROUND/INFORMATION:</u></b>
<b><u>FINANCIAL IMPLICATIONS:</u></b>
<b><u>RECOMMENDATION/ACTION DESIRED:</u></b>
<b><u>ATTACHMENTS/SUPPORTING DOCUMENTATION:</u></b>

1. 161 Aspen Minimum Standards Report
2. 161 Aspen Building Standards Commissions Building Inspectors report

**REVIEWED BY:**



Minimum Standards Report

**161 Aspen/151 Aspen**

Present for Inspections:

March 25, 2026

- Levelle, Scott (Shady Shores Building Inspector)
- Gonzalez, Shannon (Shady Shores Building Inspector)
- Klein, Katie (Code Enforcement Officer #7767)
- Rodriguez, David (Lake Cities Fire Marshall)
- Hydell, Jared (Lake Cities Fire Marshall)
- Shelton, James (Safebuilt, OSSF Inspector)
- Fairfield, Mike (LCMUA General Manager)
- Shields, Devin (LCMUA Development Coordinator)
- Corinth Police Department Officers
  - Deputy Chief of Police Hunter, Jesse,
  - Sergeant, Gunderson, Josh
  - Sergeant, Brock, Ryan

**Improvement #1 Residential**

**Main Area: 1208 square feet.**

**Gross Building Area: 1520 square feet**

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;**

*Section 202 Definition: A Dwelling unit as defined by the 2021 International Residential Codes, means: A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.*

*2021 International Property Maintenance Code Section 111.1.3 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 of the location of structure constitutes a hazard to the occupants of the structure or to the public.*

**No running water observed on the property or inside of the dwelling**

**No working sanitary fixtures or system observed inside the dwelling.**

**Compliance: provide proof of running water to the dwelling either by repair or installation of city water and sewer service, or contracting repair and maintenance services of OSSF.**

**Compliance: repair or replace working sanitary fixtures or systems inside the dwelling.**

*The water meter was turned on to determine functionality, and it was found that the service line had a leak of approximately 1.6 gallons per minute. The location of the leak was not determined.*

*Water service has not been active since September 20, 2023*

*On-site evaluation could not locate a septic tank or any information about the previous maintenance of the system. No signs of foul water or septic were found on the property.*

**Open and exposed electrical wiring was observed throughout the dwelling.**

*2021 International Property Maintenance Section 605 Installation: Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.*

3



(photo #8 taken 2.25.26 by SL.)



(photo #4 taken 2.25.26 by SL.)



(photo #1 taken 2.25.26 by SL.)

Compliance: correct installation and or repair of electrical wiring throughout the dwelling

(8)

4

**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 from danger of collapse;**

*2021 International Property Maintenance Code Section 304.6. Exterior walls shall be free from holes, breaks, and loose or rotting materials, and maintained weatherproof and properly surface-coated where required to prevent deterioration.*

**Large holes and openings on the exterior walls of the dwelling that provide access for moisture, varmints and animals to the inside of the dwelling.**



(photo #12 taken 2.25.26 by SL.)



(photo #13 taken 2.25.26 by SL.)

**(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

Large holes and openings were observed in the ceiling and into the attic.

*2021 International Property Maintenance Code Section 305. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound, and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition.*



(photo #14 taken 2.25.26 by SL.)



(photo #2 taken 2.25.26 by SL.)



(photo #3 taken 2.25.26 by SL.)



(photo #7 taken 2.25.26 by SL.)

Compliance: repair large holes and openings on exterior walls and ceiling

(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.

No heating equipment for climate control was observed inside the dwelling.

Compliance: installation of climate control heating equipment

*Section R303.10: Heating equipment*

*heating equipment is required by the 2021 International Residential Code for any dwelling unit located in a region where the winter design temperature is below 60°F*

*The heating facilities must be capable of maintaining a minimum indoor temperature of 68°F (20°C). This temperature must be achievable at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from exterior walls in all habitable rooms.*

No working cooking equipment observed in the dwelling



(photo #26 taken 2.25.26 by KK. Photo of kitchen stove)

Compliance: Repair or replace cooking equipment in good working order

Repairs to the structure are significantly more than the value of the property.

*Due to the large openings in the exterior of the dwelling and the openings in the ceiling to the attic. The required temperatures cannot be obtained.*

*The list of violations in this report would consider this building to be Non-Habitable for living*

*purposes.*

*International Property Maintenance Code Section 302*

*Exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in clean and sanitary conditions.*

The area surrounding the main entrance has been used to void, and it has a strong urine smell. Resident states fecal matter is “composted.”



(photo #8 taken 2.25.26 by KK. Photo of the main entrance used to enter the residence and is used to void.)

**Compliance:** the area surrounding the main entrance has been thoroughly cleaned and made sanitary from void contaminants.

IPMC 304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall be tightly secured. Lockes on means of egress doors shall be in accordance with Section 702.3

**The door on the east side of the residence is not secured.**



(photo #39 taken 2.25.26 by KK. Photo of East-facing exterior door unsecured)

**Compliance:** Secure East-facing exterior door

**161 Aspen/151 Aspen  
Improvement #2 Misc. Imp, Barn0**

**Main Area: 2016 sq.ft**

**Gross Building Area: 400 sq. ft**

Town of Shady Shores Chapter 3.03.010

**1) Contain one or more interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumbline passing through the center of gravity falls outside of the middle third of its base;**

*2021 International Property Maintenance Code Section 305. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound, and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition.*

**West side exterior wall concaved in**



(photo #84 taken 2.25.26 by KK. Photo of the West wall concaved in)

**Compliance: Repair or replace exterior walls to meet minimum safety standards.**

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

*IPMC Section 304.10 Every exterior stairway, deck, porch, and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.*

**2<sup>nd</sup> story deck has detached from the structure**



*(Photo# 65 taken 2.25.26 by KK. Photo taken of the collapsing deck, trash, and debris around improvement #2.)*

*Compliance: removal or repair of decking to the minimum standards for safety*



*(photo #69 taken 2.25.26 by KK. Photo of dilapidated storage space attached to the accessory building)*

*Compliance: removal or repair of storage space to the minimum standards for safety*

**(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 from danger of collapse;

*International Property Maintenance Code Section 302 Exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The occupant shall keep that part of*

11

*the exterior property that such occupant occupies or controls in clean and sanitary conditions.*

**The roof has leaked, creating a large hole and water damage to the interior wall.**

*Compliance: repair of the roof, and ensure that water damage has been removed or repaired.*

**Exterior West wall loose, rotten, warped boards**

*Compliance: repair of all exterior siding on the accessory building.*



(photo #86 taken 2.25.26 by KK. Photo of holes in the exterior siding of the accessory building)



(photo #11 taken 2.25.26 by SL.)



(photo #10 taken 2.25.26 by SL.)

**Property Maintenance Concerns:**

*Potential threats on private property as observed by the Lake Cities Fire Marshall.*

*Clutter of leaves and overgrowth of vegetation around the property that has not been maintained. Maintenance prevents embers from igniting fires and reduces the growth of the fire as it will limit fuel.*

*The clutter and debris of flammable materials around the property can contribute to the fuel load.*

*Lack of maintenance of trees where wildfire can spread to the tree tops.*

*The dry grass and shrubs are fuel for wildfire.*



*(photo #47 taken 2.25.26 by KK. Photo showing one area of overgrowth. West side of the property)*



*(photo #35 taken 2.25.26 by KK. Photo showing one area of overgrowth. East side of the property)*



*(Photo#1 taken 2.25.26 by KK. Photo taken of debris pile on the west side of the property)*



*(Photo# 2552 taken 2.25.26 by KK. Photo taken of debris pile on the east side of the property)*

*Compliance:*

*Removal or appropriate storage of all wood debris to be used as firewood.*

*All other accumulated debris has been removed or returned to proper storage.*

*All uncultivated vegetation and trees have been maintained to lessen the threat of fire.*

*IPMC Section 302.8 Motor Vehicles. Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.*

**1 SUV and 2 motorcycles are present in disrepair.**



*(Photo# 94 taken 2.25.26 by KK. Photo taken of 1 of 2 junked motorcycles on the property)*

*Compliance: removal from the property or public view of all junked vehicles, or proof of operational and registration.*

*IPMC 307.1 Handrails and Guardrails. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stairs and every open portion of the stair, landing, balcony, porch, deck, ramp, or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall be not less than 30 (762mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.*

**The stairway to the second floor lacks a handrail or guard.**

**Compliance: install a handrail to meet the minimum requirements**

*IPMC 308.1 Accumulation of rubbish and garbage. Exterior property and premises, and the interior of every structure, shall be free from the accumulation of rubbish or garbage.*

*IPMC 308.2.2 Refrigerators. Refrigerators and similar equipment not in operation shall not be discarded, abandoned, or stored on premises without first removing the doors.*

Several areas of discarded rubbish, garbage, appliances, and construction materials



*(Photo# 63 taken 2.25.26 by KK. One area of accumulation of rubbish and garbage. Refrigerator with doors intact)*

Compliance: removal of all excess accumulation of rubbish, construction materials, debris, appliances, and other unsightly items.

**Building Standards Commission Report**  
**Submitted by Scott Leavelle**

Address: 161 Aspen Dr. Shady Shores, TX  
Occupancy Classification R-3  
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.

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:**

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. Exterior siding was separating and falling off the structure due to shifting exterior walls.

Property owner shall provide documentation by a licensed Engineer from the State of Texas Stating the pier and beam foundation is stable to support the structure.

### **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, Fire and Shock hazards were observed throughout the dwelling. 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

GFCI Protection not observed

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.

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