1923 SAN ANTONIO

BUILDING AND STANDARDS BOARD AGENDA ITEM # 8 FOR WEDNESDAY, JANUARY 26, 2011

CODE COMPLIANCE DIVISION

MEMORANDUM
December 15, 2010

TO: The Honorable Chairman and Board Members

THROUGH: Kurt Fenstermacher, Deputy Director, Code Compliance Division

FROM: Bill Stern, Deputy Building Official

SUBJECT: 1923 E. San Antonio Avenue, El Paso, Texas, 79901

The following is a brief chronology of the investigation of the referenced location:

1) First investigated on July 13, 2010. According to Central Appraisal records the single family dwelling was built in 1912, constructed of Adobe walls covered with plaster coating and a wood framed roof structure. The structures were found open, abandoned, in a state of disrepair and being used as harborage by vagrants. The exterior of the structures is showing signs of rapid deterioration due to lack of maintenance and exposure to the elements. The plaster coating has fallen in several areas exposing the underlying adobe to the elements. The foundation shows signs of settlement which is contributing to the Adobe walls collapsing. The plumbing, mechanical and electrical systems do not exist. There are weeds, trash and debris throughout the property.
2) A certified condemnation letter was mailed to Santiago Carpio, Jr. and Anna P. Carpio on July13, 2010.
3) Certified notices of the public hearing scheduled for January 26, 2011, were mailed to the owners and all interested parties on December 14, 2010.
4) As of December 15, 2010, $2,221.30 in taxes was owed.

The owners have been notified of the property maintenance violations at this property to date there has been no corrective action taken, and therefore the Division recommends that it be found:

1) That the structures are substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2) That the structures are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
3) That the structure's certificate of occupancy be revoked; and
4) That the structures cannot be rehabilitated; and
5) That the structures be demolished within thirty (30) days; and
6) That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days; and
7) That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring

the property into compliance, and place a lien on the property for the work which will be done by the City.

CODE COMPLIANCE DIVISION
July 20, 2010

NOTICE OF VIOLATION

Santiago Jr & Anna P Carpio
2909 Lake Champlain St.
El Paso, Texas 79936-3317

Re: 1923 E San Antonio Ave.
Blk: 20 Bassett
Lot: 27 & 28
Zoned: A-3
BSC10-00601
Mail Receipt #
7009 1410 0001 7187 1188

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.50, Property Maintenance Code, which states:

> **18.50.106.1 General.**
> When a structure or equipment is found by the Director to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure or equipment shall be condemned pursuant to the provisions of Chapter 2.38 of this code.

The El Paso Municipal Code Chapter 18.50 International Property Maintenance Code defines unsafe structure as follows:

> **18.50.106.1.1 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.
>
> **18.50.106.1.2 Unsafe Equipment**
> Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.
>
> **18.50.106.1.3 Structure Unfit for Human Occupancy.**

A structure is unfit for human occupancy whenever the Director finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or 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

The structure located at **1923 E San Antonio Ave., El Paso, Texas, 79901** is in violation of the requirements found in the following sections of the 2003 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

a. The floors have not been maintained in a safe manner. [Sec. 305.4]

b. The walls have not been maintained in a safe manner free of holes and cracks. [Sec. 304.6]

c. The roof structure has not been maintained free of defects that may cause leaks. [Sec. 304.7]

d. The means of egress is/are inadequate and do not meet minimum code requirements. [Sec. 702.4]

e. The plumbing system is inadequate and does not meet minimum code requirements. [Sec. 504.1]

f. The electrical system is inadequate and does not meet minimum code requirements. [Sec. 604.3]

g. The HVAC system is inadequate and does not meet minimum code requirements. [Sec. 603.1]

h. The structure is open and accessible to unauthorized entry. [Sec. 301.3]

i. The premises are full of weeds, trash, and debris [Sec. 302.1 & Sec. 302.4].

j. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]

k. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within 30 days of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the Building and Standards Commission at a hearing scheduled by this department.

As a result of the aforementioned violations, the following action may be taken:

a. This case is being submitted to the City Building and Standards Commission for unsafe structures proceedings. The City Building and Standards

Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Chapter 2.38 of the El Paso Municipal Code.

b. By authority of Chapter 18.02.103.9.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the Building Permits and Inspections Department because of Electrical Code violations.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Code Compliance Division office, 7969 San Paulo Dr., El Paso, Texas, 79907, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 599-3691.

Nellie Avalos
Building Inspector

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the **26th** day of **January, 2011** in the Council Chambers of City Hall, #2 Civic Center Plaza, El Paso, Texas, the Building and Standards Commission of El Paso (the "**Commission**") will hold a public hearing on the question of whether the building located on the property at **1923 E. San Antonio Avenue**, in El Paso, Texas, which property is more particularly described as:

> **Legal Description: Lot 27 and 28, Block 20, BASSETT ADDITION to the City of El Paso, El Paso County, Texas, also numbered as 1923 E. San Antonio Street, El Paso, Texas.**

is unsafe and dangerous, because of the following violations:

a. The floors have not been maintained in a safe manner. [Sec. 305.4]

b. The walls have not been maintained in a safe manner free of holes and cracks. [Sec. 304.6]

c. The roof structure has not been maintained free of defects that may cause leaks. [Sec. 304.7]

d. The means of egress is/are inadequate and do not meet minimum code requirements.[Sec. 702.4]

e. The plumbing system is inadequate and does not meet minimum code requirements. [Sec. 504.1]

f. The electrical system is inadequate and does not meet minimum code requirements. [Sec. 604.3]

g. The HVAC system is inadequate and does not meet minimum code requirements. [Sec. 603.1]

h. The structure is open and accessible to unauthorized entry. [Sec. 301.3]

i. The premises shall be maintained in a clean, safe and sanitary condition free of weeds, trash, and debris [Sec. 302.1 & Sec. 302.4].

j. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of trash and debris within (30) days from receipt of this letter. [Sec. 108.2]

According to the real property records of the County of El Paso, Texas, Santiago Carpio Jr. and Anna P. Carpio, 1923 E. San Antonio Avenue, El Paso, Texas, 79901 and Norwest Bank of El Paso, NA Lienholder, 221 N. Kansas, El Paso, Texas, 79901, ("the **Owners**") are listed as the owners of the real property described herein.

According to the real property records of El Paso County, you own or have an interest in the real property described in this notice. If you no longer own or have an interest in the property, you must execute an affidavit stating that you no longer own or have an interest in the property and stating the name and last known address of the person who acquired the property or interest from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Standards Enforcement Division of the Environmental Services Department, 7969 San Paulo Drive, El Paso, Texas, 79907, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice.

The Owners of said property are hereby ordered to appear before the Building and Standards Commission and any mortgagees, lien holders, and other persons having an interest in said property are entitled to appear before the Commission at said date, hour, and place to show cause why said building should not be declared a nuisance and ordered to be abated. The Owners, lien holders, mortgagees, or any other person having an interest in the property are hereby required to submit at the hearing proof of the scope of any work that may be required to bring the building into compliance with Title 18, as mandated by Section 18.50 of the Municipal Code, and to specify the time it will take to reasonably perform the work.

At the hearing, the Owners, lien holders, mortgagees, or any other person having an interest in the property must present to the Commission any evidence showing that the structure or part thereof is safe.

All documents such as building plans, specifications, drawings, reports from design professionals and any other required documents must be presented to the Commission at this hearing.

The time periods, which govern the completion of work ordered by the commission, are outlined in Chapter 2, Subsection 2.38.080 of the Municipal Code of the City of El Paso, and pursuant to State law.

If the Owners fail, neglect or refuse to comply with the order of the Commission the City may pursue one, or more of the following actions:

I) the city will perform any and all work needed to bring the property into compliance with this order, at its own expense, but for and on account of the Owners, of said property, the cost of which shall be assessed as a lien against the property and;

II) assess a civil penalty against the property Owners for failure to repair, remove or demolish said building in an amount not to exceed $1,000.00 a day for each violation, or $10.00 a day if the Owners show that the property is the Owner's lawful homestead; and

III) appoint a receiver as permitted by state law; and

IV) any other remedies permitted by state law.

Any civil penalty or assessment imposed will accrue interest at a rate of ten (10) percent a year from the date of the assessment until paid in full;

The City Clerk is ordered to provide notice of this hearing to the record Owners and all other persons having an interest in the property as provided by law.

APPROVED AS TO FORM:

Cynthia Osborn
Assistant City Attorney

APPROVED AS TO CONTENT:

Bill Stern, C.B.O.
Deputy Building Official
Code Compliance Division

I certify that a true and correct copy of the foregoing Notice regarding the property at 1923 E. San Antonio Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Santiago Carpio Jr. and Anna P. Carpio
1923 E. San Antonio Ave.
El Paso, Texas 79901

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 1923 E. San Antonio Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Norwest Bank of El Paso, NA Lienholder
221 N. Kansas
El Paso, Texas, 79901

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 1923 E. San Antonio Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Santiago Carpio Jr. and Anna P. Carpio
2909 Lake Champlain St.
El Paso, Texas 79936

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 1923 E. San Antonio Avenue was HAND-DELIVERED to:

City of El Paso
C/O City Clerk
#2 Civic Center Plaza
El Paso, TX 79901

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 1923 E. San Antonio Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe
AKA Tigua Indian Community
119 S. Old Pueblo Road
El Paso, Texas 79907

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 1923 E. San Antonio Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso Central Appraisal District
5801 Trowbridge Ave.
El Paso, Texas 79925

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 1923 E. San Antonio Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Probate Court
500 E. San Antonio Avenue, Suite 703
El Paso, Texas 79901

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 1923 E. San Antonio Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Delgado, Acosta, Spencer
Linebarger, Heard & Perez, LLP
Attn: Bonnie Cooper
221 N. Kansas Suite 1400
El Paso, TX 79901

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice was POSTED at 1923 E. San Antonio Avenue El Paso, Texas.

Date:
Time:

Inspector

UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: October 29, 2010 **REP. DISTRICT:** 8

ADDRESS: 1923 E. San Antonio St. **ZONED:** A-3

LEGAL DESCRIPTION: Lots 27 and 28, Block 20, BASSETT ADDITION to the City of El Paso, El Paso County, Texas, also numbered as 1923 E. San Antonio Street, El Paso, Texas.

OWNER: Santiago Carpio, Jr. & Anna P. Carpio **ADDRESS:** 1923 E. San Antonio St.
El Paso, Texas 79901

BUILDING USE: Abandoned multi family dwelling and accessory structures.

TYPE OF CONSTRUCTION: V, Adobe, wood frame w/plaster covering; CMU, brick and wood accessory structures.

FOOTINGS: Concrete
CONDITION: Unable to determine condition of footing due to subterranean placement. A structural engineer should be hired to evaluate actual condition.

FOUNDATION WALL: Concrete stem wall
CONDITION: Poor. Found notable cracks and deterioration due to lack of maintenance.

FLOOR STRUCTURE: Concrete slab on grade w/asphalt tile and/or carpet covering.
CONDITION: Poor. A structural engineer should be hired to evaluate actual condition.

EXTERIOR WALLS: Wood frame, Adobe with stucco covering; CMU
HEIGHT: 12’ +/- **THICKNESS:** 10” - 12”

CONDITION: Poor. There are structural cracks, bulging and crumbling of plaster exposing the underlying Adobe and decaying wood membranes. A structural engineer should be hired to evaluate structural elements of the building and submit a report on the corrections required to make the building safe.

INTERIOR WALLS & CEILINGS: Wood frame w/sheetrock and plaster.
CONDITION: Poor. Walls contain cracks and are smeared with feces. There are signs of leaks and deterioration on ceiling. A structural engineer should be hired to evaluate structural elements of the building and submit a report of the required corrections to make the structure safe.

ROOF STRUCTURE: Flat w/slope, wood frame w/rolled composition roof covering.
CONDITION: Poor. There are signs of leaks and deterioration to the roof and ceiling assembly due to lack of maintenance and fire damage. A structural engineer licensed in the state of Texas must be hired to evaluate the roofing system and submit a report of required corrections to bring the roof system into code compliance.

DOORS, WINDOWS, ETC.: Wood frame windows and doors some w/wrought iron.
CONDITION: Poor. Doors and windows are broken and not operational. Will need to replace doors and windows, so they are operational and meet egress requirements.

MEANS OF EGRESS: Does not meet code requirements.
CONDITION: Poor. Windows and doors must be replaced to make them operational.

PLUMBING: A licensed plumber should be hired to bring plumbing system up to code.

ELECTRICAL: A licensed electrician should be hired to bring electrical system up to code.

MECHANICAL: A licensed mechanical contractor should be hired to bring mechanical system up to code.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

WARNING POSTED: Yes **BARRICADED:** No **POLICE AID REQD.:** No

REMARKS: This abandoned single family residence was built in 1912. The structure was found open, abandoned and being used as harborage by vagrants. The department recommends demolition within thirty (30) days and the property cleaned of all weeds, trash and debris within thirty (30) days.

Nellie Avalos
Building Inspector