

104 S STANTON



**BUILDING AND STANDARDS BOARD AGENDA ITEM #3 FOR
WEDNESDAY, MARCH 26, 2014**

**ENVIRONMENTAL SERVICES DEPARTMENT
CODE COMPLIANCE DIVISION**

MEMORANDUM
March 14, 2014

TO: The Honorable Chairman and Board Members

THROUGH: Elda Hefner Rodriguez, Division Manager, Code Compliance Department

FROM: Ron Roth, C.B.O., Deputy Building Official

SUBJECT: 104 S. Stanton, El Paso, Texas, 79901

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

- 1) First investigated by several City departments on February 18, 2014 as requested by EPPD. The Hotel was built on or about 1906, constructed of wood framing and brick veneer. Several units were occupied and posed a hazard to the occupants. The structure shows structural deficiencies and signs of deterioration due to lack of maintenance. Throughout the entire structure there is evidence of water infiltration on the floor/ceiling assemblies causing the wood members to decay and compromising the fire rating between floors. The floor system throughout the structure is concave due to deterioration and decaying of the floor/ceiling assembly. There is a large amount of combustible accumulation in the majority of the vacant rooms/areas. The fires suppression system, electrical, plumbing and mechanical systems have not been maintained. The property is full of weeds, trash and debris.
- 2) A certified condemnation letter was mailed to Yun Sung Sook.
- 3) Certified notices of the public hearing scheduled for March 26, 2014, were mailed to the owners and all interested parties on March 13, 2014.
- 4) As of March 13, 2014, \$187,712.89 in taxes is owed.

The owner has been notified of the property violations at this property. To date there has been no response or corrective action taken, and therefore the Department recommends that it be found:

- 1) That the structure be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the structure is 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 structure can be rehabilitated; and
- 5) That the structure be remain vacated until rehabilitated; and
- 6) That the structure be secured within thirty (30) days and maintained secure thereafter; and
- 7) That the premises be cleaned of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
- 8) 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.



FIRE PREVENTION DIVISION
****OFFICIAL NOTICE****
INSPECTION FORM

416 North Stanton STE. 300 El Paso, Texas 79901 Office (915) 485-5699 Fax (915) 485-5678 www.ci-el-paso.tx.us/fire

Name/Title: JORGE Martinez Date: 2 / 20 / 14
 Business: Gateway Hotel Phone #: (915) 533-4783
 Address: 104 S. Stanton LPFR/ENFD # _____

We found your facility to be non-compliant with City Ordinance 9.52. The following Violations were noted and will require your immediate attention and correction:

- Access to Basement PROHIBITED To ALL Except those making repairs.
- Remove slide Bolt from Front entrance
- Fire Alarm Pull station Blocked by Dispenser
- Stairs to Basement Non-Compliant
- Penetrations throughout in ceilings
- Electrical Hazards throughout - Power used on first floor in laundry room Area.
- Exit lighting on all floors does not meet current standards.
- Painted Sprinkler heads need to be replaced.
- Sprinkler system needs current tags.
- Fire Alarm must comply with Chapter 46 conditions.
- Smoke Detectors missing throughout.

Your business shall comply with the fire code by _____ / _____ / _____ and a re-inspection will be conducted to assure that these items mentioned above are corrected as per fire code requirements.

If you have any questions, please contact us.

Visit Fee () No Fee ()	Fee \$: _____	Inspection: Passed () Failed (<input checked="" type="checkbox"/>)
<u>Jorge MTE</u> PRINT NAME (Responsible Party)	<u>Jorge MTE</u> SIGNATURE	<u>10/2/14</u> DATE
<u>Art Vega</u> PRINT NAME (FPD Official/Unit#)	<u>[Signature]</u> SIGNATURE	<u>2-20-14</u> DATE

Conditions Corrected: () Yes No () Re-inspection Date: _____ / _____ / _____

Visit Fee () No Fee () Fee \$: _____ Inspection: Passed () Failed ()

PRINT NAME (Responsible Party) SIGNATURE DATE

PRINT NAME (FPD Official/Unit#) SIGNATURE DATE

This is not a citation. Signing of this Official Notice is not an admission of guilt.

Payments: Development Services Cashier • 811 Texas Ave. • El Paso, Texas 79901 • (915) 541-4558



FIRE PREVENTION DIVISION
****OFFICIAL NOTICE****
INSPECTION FORM

416 North Stanton STE. 300 El Paso, Texas 79901 Office (915) 485-5699 Fax (915) 485-5678 www.ci-el-paso.tx.us/fire

Name/Title: Jorge Martinez Date: 2 / 20 / 14
 Business: Gateway Hotel Phone #: (915) 533 4783
 Address: 104 S. Stanton LFIR/ENFD # _____

We found your facility to be non-compliant with City Ordinance 9.52. The following Violations were noted and will require your immediate attention and correction:

- Dead end corridors exceed 50'
- No evacuation plan for tenants in rooms or common areas
- North side fire escape must extend to the sidewalk.

Your business shall comply with the fire code by 3 / 10 / 14 and a re-inspection will be conducted to assure that these items mentioned above are corrected as per fire code requirements.
 If you have any questions, please contact us.

Visit: Fee () No Fee () Fee \$: _____ Inspection: Passed () Failed ()
 PRINT NAME (Responsible Party) Jorge MTZ SIGNATURE Jorge MTZ DATE _____
 PRINT NAME (FPD Official/Unit#) Art Vega SIGNATURE [Signature] DATE 2-20-14

Conditions Corrected: () Yes No () Re-inspection Date: 1 / 1 / 14
 Visit: Fee () No Fee () Fee \$: _____ Inspection: Passed () Failed ()

PRINT NAME (Responsible Party) _____ SIGNATURE _____ DATE _____
 PRINT NAME (FPD Official/Unit#) _____ SIGNATURE _____ DATE _____

This is not a citation. Signing of this Official Notice is not an admission of guilt.

Payments: Development Services Cashier • 811 Texas Ave. • El Paso, Texas 79901 • (915) 541-4558

Code Compliance Division
February 24, 2014
NOTICE OF VIOLATION

Yun Sung Sook
6333 El Risco St.
El Paso, TX 79912-2507

Re: 104 S. Stanton St.
Blk: 38 Mills
Lot: 79 ft on San Antonio X
107 ft on Stanton NWC (8543 Sq Ft)
Zoned: C-5
ENHS14-00201
91 7199 9991 7030 7898 3953

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:

18.50.108.1 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 Title 2.38 of the Municipal Code.

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

18.50.108.1.1 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.

18.50.108.1.2 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.

18.50.108.1.3 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 104 S. Stanton is in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- a. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- b. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- c. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1, 2, 3,4,5,6]
- d. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. [Sec. 307.1.1]
- e. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- f. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- j. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- k. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- l. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]

- m. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- n. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- o. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- p. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
- q. Elevators, dumbwaiters and escalators shall be maintained. [Sec. 606.1, 606.2]
- r. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- s. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- t. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]
- u. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- v. 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]
- w. 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 Environmental Services Department, Code Compliance Division.

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 Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Title 2.38 of the El Paso Municipal Code.
- b. By authority of Chapter 18.02.103.10.3.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the Environmental Services Department, Code Compliance Division 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 599-6290.

Nellie Avalos
Building Inspector

Correction:
Grace Yun
(915) 545-4690



CODE COMPLIANCE DIVISION
HAND-DELIVERY RECEIPT

TO: Yun Sung Sook, 6333 E. Risco St, EPT 79912

City of
SENDER: El Paso Environmental Services-
DATE:
RE: IPMC letter
DOCUMENTS DELIVERED:
ENH514-00201, #3 Notice of Violation Letter
for 1045 Stanton St.

RECEIVED BY: [Signature] Grace Yun
Signature Print Name

DATE/TIME
RECEIVED: 8-13-14 5:00 pm
Date Time

Document # (Date 00/00/00)

NOTICE OF PUBLIC HEARING

To all interested parties:

The owners, mortgagee, lien holders and any others with a legal interest in the property described below are hereby ordered to appear before the Building and Standards Commission, herein after referred to as the "Commission", at the following time and place:

LOCATION: El Paso City Hall, City Council Chamber, 300 N. Campbell, 1st Floor, El Paso, Texas 79901

DATE: March 26, 2014

TIME: 5:30 p.m.

PROPERTY: 104 S. Stanton St., El Paso, TX also described as 79 feet on San Antonio Street by 107 feet on Stanton Street, in the northwest corner of Block 38, MILLS MAP ADDITION, an addition to the City of El Paso, El Paso County, Texas.

The Property has been determined to be substandard based upon violations of the minimum standards of the 2009 Building Codes, adopted and incorporated in the El Paso City Code, Chapter 18, more specifically addressed below.

According to the real property records of El Paso County, and other relevant public records, Soncha McCormick, 404 Hollydale Dr., El Paso, TX 79912; Song U. Chon, Register #47129-280, FCI La Tuna, Federal Correctional Institute, 8500 Doniphan, Anthony, TX 79821; Sang Jin Lee (Lienholder) 5420 Lindley Ave. #15, Encino, CA 91316-1923, Grace H. Yun (Lienholder), 6333 El Risco, El Paso, TX 79912; Yun Sung Sook, 6333 El Risco, El Paso, TX 79912; The United States of America (Lienholder) c/o Robert Pitman, Western District of Texas, 601 NW Loop 410, Suite 610, San Antonio, TX 78216 and Chang Keun Yoon (Lienholder), 9048 Alliance, El Paso, TX 79904 are the owners, herein after referred to as the "Owners" of the Property. 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 from you, if applicable. The affidavit must be delivered in person or by certified mail, return receipt requested, to Code Compliance Division of Environmental Services, 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 execute and deliver the affidavit, it will be presumed that you own or have an interest in the Property, even if you do not.

On or about 2-18-2013 an inspection of the Property was conducted by the Environmental Services Division and the following violations were identified:

- a. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- b. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- c. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]
- d. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. [Sec 307.1.1]
- e. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- f. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- j. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- k. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- l. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- m. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]

- n. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- o. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- p. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
- q. Elevators, dumbwaiters and escalators shall be maintained. [Sec. 606.1., 606.2]
- r. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- s. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- t. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]
- u. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- v. 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]
- w. 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 Environmental Services Department, Code Compliance Division.

The Owners are entitled to show cause that the Property is safe, does not constitute a dangerous structure and should not be declared a nuisance and ordered abated by presenting relevant evidence and testimony. If the Owners advocate for repair, then they bear the burden of proof to demonstrate the scope of any work that may be required to bring the property into compliance with Chapter 18.50 and the time it will take to reasonably perform the work. The allowable time periods for repair are governed by Texas Local Government Code, Sections 214.001(h), (i), (j) and (k). Any document relied upon to demonstrate that the Property is safe or that it can be repaired must be presented to the Commission at the hearing, including building plans, specifications, drawings, or reports from professionals and any other relevant documentation.

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

Perform any and all work necessary to bring the property into compliance with the Commission's order;

Assess civil penalties, provided for in the Commission's order, in an amount not to exceed \$1,000 per day or \$10 per day if the Property has a homestead exemption, that will accrue interest of 10% per year until paid in full;

Appoint a receiver as permitted by state law; and

Any other remedies permitted by state law.

Commission orders may be appealed to the State District Court within 30 days of the Final order.

The Commission's authority and procedures in regard to a Dangerous Structure Hearing may be found in Chapter 2.38 of the El Paso City Code and in their duly adopted bylaws. A copy of the ordinance adopting the most current version of Chapter 2.38 is enclosed. The bylaws may be obtained at the Code Compliance Division of Environmental Services, 7969 San Paulo Drive, El Paso, Texas 79907 or by calling (915) 599-6290.

This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.

The City Clerk is ordered to provide notice of this hearing to the record owners and all other interested parties, required by law, who are listed following this notice, and file this notice in the real property records of El Paso County.

FAILURE OF THE OWNER AND/OR LIENHOLDER OR MORTGAGEE TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION AND FILING A LIEN AGAINST THE PROPERTY.

The City of El Paso appreciates your cooperation and prompt attention to remedying the nuisances on the Property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to this notice.

APPROVED AS TO FORM

APPROVED AS TO CONTENT

John R. Batoon
Assistant City Attorney

Ron Roth, C.B.O.
Deputy Building Official

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice regarding the property located at 104 S. Stanton St., El Paso TX 79901 was PUBLISHED in the official City newspaper on the day of _____, 2014

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 104 S. Stanton St., El Paso TX 79901 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Soncha McCormick
404 Hollydale Dr.
El Paso, TX 79912

Date: _____

Time: _____

Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 104 S. Stanton St., El Paso TX 79901 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Song U. Chon, Register #47129-280
FCI La Tuna, Federal Correctional Institute
8500 Doniphan Dr.
Anthony, TX 79821

Date: _____

Time: _____

Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 104 S. Stanton St., El Paso TX 79901 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Yun Sung Sook
6333 El Risco St.
El Paso, TX 79912

Date: _____

Time: _____

Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 104 S. Stanton St., El Paso TX 79901 was HAND-DELIVERED to:

City of El Paso
C/O City Clerk
300 N. Campbell
El Paso, TX 79901

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 104 S. Stanton St., El Paso TX 79901 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 104 S. Stanton St., El Paso TX 79901 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 104 S. Stanton St., El Paso TX 79901, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Clerk, Probate Dept.
500 E. San Antonio Avenue, Suite 105
El Paso, Texas 79901

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 104 S. Stanton St., El Paso TX 79901 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 104 S. Stanton St., El Paso TX 79901

Date: _____
Time: _____
Inspector: _____



UNSAFE STRUCTURES REPORT

ENVIRONMENTAL SERVICES

DATE OF EXAMINATION: February 18, 2014

DISTRICT: 8

ADDRESS: 104 S. Stanton St., El Paso, Texas 79901

ZONED: C-5

LEGAL DESCRIPTION: 38 Mills, 79 Ft on San Antonio x 107 Ft on Stanton NWC

OWNER: Yun Sung Sook

ADDRESS: 6333 El Risco St.
El Paso, Texas 79912-2507

BUILDING USE: Hotel; Apartments

TYPE OF CONSTRUCTION: Type V, combination of wood framing and brick veneer w/stucco coating on some areas

FOOTINGS: Concrete

CONDITION: Unable to determine condition, footings are underground and must be evaluated by a structural engineer to determine actual condition.

FOUNDATION WALL: Concrete, brick columns and rubble stone

CONDITION: Poor. Disintegrating and showing signs of deterioration due to lack of maintenance and continuous water infiltration and penetrations.

FLOOR STRUCTURE: (Upper floors) - 2 x 6 tongue and groove wood subfloor on top of 2 x 8 floor joist. (Basement) Concrete slab on grade.

CONDITION: Poor. Some areas are covered w/vinyl tile and/or carpet covering; the floor and ceiling systems are deteriorated and contain several soft spots and becoming concave, compromising the fire stopping protection due to lack of maintenance and water intrusion from plumbing leaks and many penetrations. A structural engineer will need to be hired to evaluate the actual condition of the floor/ceiling system to bring it up to minimum code.

EXTERIOR WALLS: Brick veneer w/wood framing and some stucco exterior finish.

HEIGHT: 50' +/-

THICKNESS: 12" +/-

CONDITION: Poor. Due to lack of maintenance and exposure to the elements, the structure is showing structural deficiencies. The exterior walls will require a structural engineer to evaluate the entire framing system components for structural stability and submit a report to this department on all corrective actions required to bring this system into minimum code compliance.

INTERIOR WALLS & CEILINGS: Some interior walls are of conventional 2" X 4" stick framing with ½" sheetrock stucco finish. Ceilings are of ½" sheetrock and/or plaster board.

CONDITION: Poor. There is extensive water damage throughout the floor and ceiling systems on the entire structure and the interior walls contain mold, water damage and holes. There are structural cracks and holes throughout the walls, the ceilings will need to be replaced

ROOF STRUCTURE: Flat roof with roll roofing composition materials and some sky lights over Commercial area.

CONDITION: Poor. The roof and ceiling system is failing showing blistering and soft spots throughout due to lack of basic maintenance and water intrusion. Due to possible collapse caution should be exercised. A registered roofing contractor will need to be hired to evaluate the entire roofing system and submit a report of his findings to this department on the corrective action required to bring the system up to minimum code compliance.

DOORS, WINDOWS, ETC.: Combination of wood framed or metal doors and windows, some wrought iron guards or rolled sheet metal overhead doors.

CONDITION: Poor. All the doors and windows will need to be replaced to meet minimum code requirement for egress.

MEANS OF EGRESS: Does not meet code.

CONDITION: Poor. The elevator is inoperable, some of the Fire exits are blocked, and the stairwells are deteriorated and are no longer fire rated due to lack of proper maintenance and are missing automatic closures.

PLUMBING: Poor. Plumbing system portions have been modified and do not meet code requirements. There are missing bathtub/shower and lavatory fixtures and trim; exposed water lines, improper fittings and drains. The boiler and water heaters share a common flue pipe that leak carbon monoxide into basement area. Open sewer sump pit causing raw sewage to seep into basement floor. Leaks throughout the plumbing system have caused extensive damage to the walls and floor/ceiling systems. A licensed plumbing contractor must be hired to evaluate the entire plumbing system and submit a report to this department on the corrective action required to bring the system up to minimum code and compliance.

ELECTRICAL: Poor. Portions of the electrical system have been modified and do not meet minimum code requirements. There are missing over current devices for sub panels, exposed electrical (romex) cable, missing panel covers and plastic covers on surface mounts. Additions and service to main service panel shall require load calculations to determine code compliance. A licensed electrical contractor must be hired to evaluate the entire electrical system and submit a report to this department on the corrective action required to bring the system up to minimum code and compliance.

MECHANICAL: Poor. Several of the occupants were using fans due to lack of proper A/C units; due to lack of maintenance and proper inspections the radiant heaters would not shut off and leak were evident in several rooms. The boiler system in the basement area is emitting carbon monoxide due to improper and unpermitted installation. A licensed mechanical contractor must be hired to evaluate the entire mechanical system and submit a report to this department on the corrective action required to bring the system up to minimum code and compliance.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: none

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

REMARKS: The Hotel was built on or about 1906. The structure was found in an advanced state of disrepair and occupied by guests and tenants. On March 10, 2014, the structure was deemed unsafe by

the Fire Chief and the Building Official upon a thorough inspection of the basement to review if any corrections had taken place after a correction notice from the Fire department. The structural integrity, electrical, mechanical, and plumbing and roof systems have been compromised and deteriorated due to not obtaining the required permits and/or inspections and the lack of basic maintenance. The department recommends that the structure be secured within thirty (30) days and maintained secured until rehabilitated. That the premises be cleaned and maintained clean of all weeds, trash and debris within thirty (30) days.

Nellie Avalos
Building Inspector

TAX REPORT

Appraisal & Collection Technologies - EL PASO

Action Edit Query Record Field Help Entitlements Accounts Statements Window

ORACLE

Account Status

Prey Acc... Next Acc... Prev. Owner Next Owner Acct History Acct Summary **Notes** Documents Go To: []

EVAR ACT8006 v1.242 03/13/2014 07:41: ACTEP

STATUS DETAIL Expand Fees Summary

Account Information

Account No. M473-999-0380-0100 Roll Code REAL PROPERT

Certified Owner YUN SUNG SOOK

Parcel Address 104 S STANTON ST

Amount Due as of 03/13/2014 CAD No. 337996

Tax Units

Tax Unit Description

List of Tax Units 1 3 6 7 8 33 9009

AG INCLUDED Remove Fees Countywide Multi Select

Tax Unit, Yr, Rec. Type

Tax Unit [] Year [] Rec. Type []

Amount Due/Paid Information

Year	Gross Value	H	O	V	D	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due
2013	\$1,014,891					\$28,470.29	\$0.00	\$0.00	\$28,470.29	\$7,217.22	\$0.00	\$35,687.51
2012	\$987,123					\$26,935.86	\$0.00	\$0.00	\$26,935.86	\$13,671.50	\$0.00	\$40,607.36
2011	\$969,325					\$26,001.21	\$0.00	\$0.00	\$26,001.21	\$16,928.14	\$0.00	\$42,929.35
2010	\$682,258					\$18,158.69	\$0.00	\$0.00	\$18,158.69	\$14,433.79	\$0.00	\$32,592.48
2009	\$682,258					\$19,177.02	\$0.00	\$0.00	\$19,177.02	\$16,719.17	\$0.00	\$35,896.19
2008	\$682,258					\$17,866.85	\$17,866.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$752,525					\$19,859.98	\$19,859.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$693,354					\$20,899.17	\$20,899.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	\$532,226					\$17,256.93	\$17,256.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals						\$361,354.58	\$242,611.51	\$0.00	\$118,743.07	\$68,969.82	\$0.00	\$187,712.89

Last Payment Date [] Last Payer UNKNOWN **Alert**

Year []

6:42 AM 3/13/2014