

712 E RIVER



**BUILDING AND STANDARDS BOARD AGENDA ITEM # 11 FOR
WEDNESDAY, OCTOBER 27, 2010**

CODE COMPLIANCE DIVISION

MEMORANDUM

October 18, 2010

TO: The Honorable Chairman and Board Members

THROUGH: Kurt Fenstermacher, Deputy Director, Code Compliance Division

FROM: Bill Stern, Deputy Building Official

SUBJECT: 712 E. River Avenue, El Paso, Texas 79902

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

- 1) First investigated on September 28, 2010. The multi story, multi family dwelling and accessory structures were built in 1925, of wood framed Adobe with stucco/plaster covering. The structure was found open, abandoned, and being used as harborage by vagrants and in a state of disrepair. The northwest corner of the structure has collapsed. The roof and ceiling assembly have not been maintained exposing the decaying wood membranes, roof joists and ceiling. There are many structural cracks exposing the underlying adobe. The plumbing, mechanical and electrical systems are nonexistent.
- 2) A certified condemnation letter was mailed to Victor M. Nevarez on October 1, 2010.
- 3) Certified notices of the public hearing scheduled for October 27, 2010, were mailed to the owners and all interested parties on October 15, 2010.
- 4) As of October 12, 2010, \$3,385.53 in current taxes is 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
October 1, 2010

NOTICE OF VIOLATION

Victor M Nevarez
712 E. River Ave.
El Paso, Texas 79902-4456

Re: 712 E. River Ave.
Blk: 18 Alexander
Lot: 43 Ft of 7 to 10 Beg 39.5 Ft W of NEC & S 4 Ft.
Of W 39.5 Ft of 7
Zoned: R-5
BSC10-00918
7009 2820 0004 3726 3818

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 **712 E. River Ave., El Paso, Texas, 79902**, 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

MA/nms

CODE COMPLIANCE DIVISION
October 1, 2010

NOTICE OF VIOLATION

Victor Nevarez
13264 Camel Dale Rd
El Paso, Texas 79928

Re: 712 E. River Ave.
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S 4 Ft.
Of W 39.5 Ft of 7
Zoned: R-5
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- g. The HVAC system is inadequate and does not meet minimum code requirements. [Sec. 603.1]
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Should you have any questions regarding this matter, please contact me at 599-3691.

Nellie Avalos
Building Inspector

MA/nms

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <i>Victor Nevarez</i></p> <p>B. Received by (Printed Name) <input type="checkbox"/> Agent <i>Victor Nevarez</i></p> <p>C. Date of Delivery <i>10/03/04</i></p>
<p>1. Article Addressed to:</p> <p>Victor Nevarez 13264 Camel Dale Rd El Paso, Texas 79925 BSC10-00918 712 E. River</p> <p style="text-align: right;">MA</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No 10-03-10A10:15 RCYD</p> <p>E. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>F. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7009 1410 0001 7186 8126</p>
<p>PS Form 3811, February 2004</p>	<p>Domestic Return Receipt</p>

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the **27th** day of **October, 2010** 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 buildings located on the property at **712 E. River Avenue**, in El Paso, Texas, which property is more particularly described as:

Legal Description: The middle FORTY THREE (43) feet of the North TWENTY TWO (22) feet of Lot Seven (7), the middle Forty Three (43) feet of Lots Eight (8), Nine (9) and Ten (10) in block EIGHTEEN (18) of the ALEXANDER ADDITION to the City of El Paso in El Paso County, Texas known as 712 River Avenue; and the South FOUR (4) feet of the West EIGHTY TWO and ONE HALF (82 1/2) feet of Lot SEVEN (7) in Block EIGHTEEN (18) of the ALEXANDER ADDITON to the City of El Paso, in El Paso County, Texas.

are 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 structures are 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 structures need 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, Vicente Manuel Nevarez, 712 E. River Avenue, El Paso, Texas, 79902 ("the **Owner**) is listed as the owner 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:

APPROVED AS TO CONTENT:

Cynthia Osborn
Assistant City Attorney

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 712 E. River Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Vicente Manuel Hernandez
712 E. River Avenue
El Paso, Texas, 79902

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 712 E. River Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Vicente Manuel Hernandez
13264 Camel Dale Road
El Paso, Texas 79928

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 712 E. River 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 712 E. River 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 712 E. River 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 712 E. River 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 712 E. River 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 712 E. River Avenue El Paso, Texas.

Date:

Time:

Inspector



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: September 28, 2010

REP. DISTRICT: 8

ADDRESS: 712 E. River Avenue

ZONED: R-5

LEGAL DESCRIPTION: The middle FORTY THREE (43) feet of the North TWENTY TWO (22) feet of Lot Seven (7), the middle Forty Three (43) feet of Lots Eight (8), Nine (9) and Ten (10) in block EIGHTEEN (18) of the ALEXANDER ADDITION to the City of El Paso in El Paso County, Texas known as 712 River Avenue; and the South FOUR (4) feet of the West EIGHTY TWO and ONE HALF (82 1/2) feet of Lot SEVEN (7) in Block EIGHTEEN (18) of the ALEXANDER ADDITON to the City of El Paso, in El Paso County, Texas

OWNER: Victor M. Nevarez

ADDRESS: 712 E. River
El Paso, Texas 79902

BUILDING USE: Multi-Family Dwelling

TYPE OF CONSTRUCTION: III

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

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

FLOOR STRUCTURE: Wood flooring/carpet and vinyl covering

CONDITION: Poor. Second story wooden floor system is on the verge of collapsing due to the load bearing exterior wall structural failure.

EXTERIOR WALLS: Adobe with stucco/plaster covering

HEIGHT: 20' – 25' +/-

THICKNESS: 8" - 12"

CONDITION: Poor. Structural failure on the northwest corner of the structure Evident signs of structural separation thru-out the entire building due to lack of maintenance and exposure to the elements.

INTERIOR WALLS & CEILINGS:

CONDITION: Poor. Ceilings and walls have collapsed due to structural failure.

ROOF STRUCTURE: Wood frame/flat roof with rolled composition covering.
CONDITION: Poor. Disintegrating due to lack of maintenance. A registered roofing contractor should be hired to evaluate actual condition.

DOORS, WINDOWS, ETC.: Wood frame/metal frame.
CONDITION: Poor. Broken doors and windows will need to be replaced in order to make them operational.

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

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

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

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

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

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

REMARKS: The multi story, multi family dwelling and accessory structures built in 1925 was found open, abandoned, in a state of disrepair and being used as harborage by unwanted vagrants. The department recommends these structures to be demolished within thirty (30) days and the property be cleaned of all weeds, trash and debris within thirty (30) days.

Nellie Avalos
Building Inspector