



1111 Bayou Rd.
La Marque, Texas 77568
409-938-9202

Deannie Barrett - Chairperson
Louis "Mac" McGaffey - Vice Chairperson
C. J. Leggett - Member

Bart Jennings - Member
Trina Phillips - Member
Billy Jefferson- Member

OFFICIALLY POSTED ON THE
WEB:

DATE: 8.5.2016 TIME: 8:30 a.m.

**Building Standards Commission
Public Hearing / Regular Meeting
AGENDA**

Notice is hereby given that the City of La Marque Building Standards Commission, will conduct a Public Hearing / Regular Meeting on Tuesday, August 9, 2016 at 6:00 p.m. at 1109 Bayou Road, for purpose of considering the following agenda:

(1) CALL MEETING TO ORDER

(2) ROLL CALL

(3) INVOCATION AND PLEDGE OF ALLEGIANCE

(4) MINUTES

Public Hearing / Special Meeting for April 12, 2016

(5) CITIZEN'S PARTICIPATION

Comments from the Public (At this time, any person with city-related business who has signed up may speak to Building Standards Commission (limited to three (3) minutes). In compliance with Texas Open Meeting Act the Building Standards Commission may not deliberate on comments. Personal attacks will not be allowed, and personnel matters should be addressed to the City Manager during normal business hours.

(6) PUBLIC HEARING

Conduct a Public Hearing to hear the Public input regarding the following properties, declaring to be Substandard and Ordering Remedies, Provided by Texas Local Government Code, Chapter 54, §C., Quasi- Judicial Enforcement of Health and Safety Ordinance, through the City Ordinance Chapter 14, Section 280.

1. Address: 2125 Cedar, La Marque, TX 77568
2. Address: 2127 Cedar, La Marque, TX 77568
3. Address: 1725 Main St, La Marque, TX 77568
4. Address: 821 Holly, La Marque, TX 77568

5. Address: 708 Rosedale, La Marque, TX 77568
6. Address: 12 Richard's Ct., La Marque, TX 77568
7. Address: 831 Cypress, La Marque, TX 77568
8. Address: 2024 Rosalee, La Marque, TX 77568
9. Address: 2330 Duroux, La Marque, TX 77568
10. Address: 1812 Duroux, La Marque, TX 77568

(7) OLD BUSINESS

- a. Discussion/possible action declaring the following properties to be Substandard and Ordering Remedies provided by Texas Local Government Code, Chapter 54, §C., Quasi-Judicial Enforcement of Health and Safety Ordinance, through the City Ordinance Chapter 14, Section 280

1. Address: 2025 Kansas, La Marque, Texas 77568
2. Address: 424 Beech, La Marque, TX 77568

(8) NEW BUSINESS

- a. Discussion/possible action declaring the following properties to be Substandard and Ordering Remedies provided by Texas Local Government Code, Chapter 54§ C., Quasi-Judicial Enforcement of Health and Safety Ordinance, through the City Ordinance Chapter 14, Section 280.

1. Address: 2125 Cedar, La Marque, TX 77568
2. Address: 2127 Cedar, La Marque, TX 77568
3. Address: 1725 Main St, La Marque, TX 77568
4. Address: 821 Holly, La Marque, TX 77568
5. Address: 708 Rosedale, La Marque, TX 77568
6. Address: 12 Richard's Ct., La Marque, TX 77568
7. Address: 831 Cypress, La Marque, TX 77568
8. Address: 2024 Rosalee, La Marque, TX 77568
9. Address: 2330 Duroux, La Marque, TX 77568
10. Address: 1812 Duroux, La Marque, TX 77568

(9) CHAIRMAN REPORT

(10) EXECUTIVE SESSION

The Building Standards Commission for the City of La Marque, Texas reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized the Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters) 551.076 (Deliberations about security Devices) and 551.086 (Economic Development)

(11) REQUESTS AND ANNOUNCEMENTS

Requests by Commissioners Members for items to be placed on future Building Standards Agendas and Announcements on city events/community interests TEX. GOV'T CODE 551.415. (b), "items of community interest" includes:

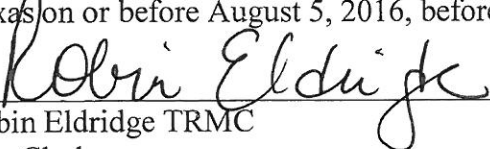
- (1) Expressions of thanks, congratulations, or condolence;

- (2) Information regarding holiday schedules;
- (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- (4) A reminder about an upcoming event organized or sponsored by the Governing body;
- (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality or county; and
- (6) Announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda.

(12) ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on or before August 5, 2016, before 5:00 p.m.



Robin Eldridge TRMC
City Clerk

.....
• This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or
• interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's office at (409) 938-
• 9259, or Fax (409) 935-0401, or e-mail cityclerk@cityoflamarque.org for further information.
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**BUILDING STANDARD COMMISSION
PUBLIC HEARING /SPECIAL MEETING MINUTES**

JULY 12, 2016

1. CALL MEETING TO ORDER

Commissioner Barrett called meeting to order at 6:08 p.m.

2. ROLL CALL: All Members Present

STAFF PRESENT:

Les Rumburg, DDS Director

Erica Grundmann- Permit Tech.

Kathleen VanStavern COE Officer

Sherlyn Williams - Development Serv. Dept

3. INVOCATION AND PLEDGE OF ALLEGIANCE:

Pledge of Allegiance to the Flag led by Commissioner Louise McGaffey.

4. MINUTES

Motion made by Commissioner Louis McGaffey to accept the minutes for the Public Hearing .
2nd by Commissioner Bart Jennings

Motion passed unanimously

5. CITIZEN'S PARTICIPATION.

None at this time

7. OLD BUSINESS

Discussion/possible action declaring the following properties to be Substandard Ordering Remedies Provided by Texas Local Government Code, Chapter 54, §C., Quasi-Judicial Enforcement of Health and Safety Ordinance, through the City Ordinance Chapter 14, Section 280.

No Old Business for discussion/possible action

8. NEW BUSINESS

Discussion/possible action declaring the following properties to be Substandard and Ordering Remedies provided by Texas Local Government Code, Chapter 54§ C., Quasi Judicial Enforcement of Health and Safety Ordinance, through the City Ordinance Chapter 14, Section 280

- a. Address: 17 MLK JR. DR., LaMarque, Texas 77568
No representative present
Permit expired in June 2016 (permit was for 6 months)
Motion by Commissioner Trina Phillips to give the order of demolition,
2nd by Commissioner Bart Jennings
Motion passed unanimously
- b. Address: 909 CEDAR DR., LaMarque, Texas 77568
No representative present
Motion by Commissioner Trina Philips to give the order of demolition
2nd by Commissioner Billy Jefferson
Motion passed unanimously
- c. Address: 822 CYPRESS, LaMarque, Texas 77568
No representative present
Motion by Commissioner Trina Philips to give the order of demotion
2nd by Commissioner Billy Jefferson
Motion passed unanimously
- d. Address: 2025 KANSAS ST, LaMarque, Texas 77568
Ms. Shirley Fanuiel appeared to represent the property
Ms. Fanuiel stated she had not received any notifications regarding demolition
of the property
Code enforcement officer Kathleen VanStavern stated that first notice was
sent 11/04/2015 and it was returned unclaimed to the city 1/07/2016
V. Chairman Louis MacGaffey asked if the full time to respond was granted
CEO K. VanStavern stated it had been
Chairman Deanie Barret moved to give Ms. Fanuiel 30 days to bring a
Structural Engineers report, a scope of work to be completed along with a
time line for the completion
Ms.Fanuiel stated she may need more time to get financial backing to get the
Committees requirements carried out
Chairman Deanie Barrett stated that 30 days was all the committee could
grant
If the above requirements are not carried out by next regular scheduled
meeting On August 9, 2016 6:00pm, Commissioner Trina Philips moved that
the order to demolish be carried out
Motion by Chairman Deanie Barrett to grant a 30 day extension
2nd by Commissioner Billy Jefferson
Motion passed unanimously
- e. Address: 2013 BELLVIEW ST, LaMarque, Tx 77568
Barbara Carwile appeared to represent the property
Ms. Carwile stated she needed to have time to bring the property into
Compliance
Code Enforcement Officer Kathleen VanStavern stated the owner
Mr. Richard Pfirman had been given time to do so

He provided the Engineer's report, a scope of work as well a bank statement
And a time line. He had not completed the work after two years
Chairman Deanie Barrett made a motion to give the order of demolition
Commissioner Billy Jefferson seconded
Motion passed unanimously

9. CHAIRMAN REPORT

There was no report

9. REQUESTS AND ANOUNCEMENTS

10. ADJOURNMENT

Vice Chairman Louis McGaffey made a motion to adjourn.

Commissioner Trina Phillips seconded the motion.

The meeting adjourned at 6:40 p.m.

Deanie Barrett
Building Standards Commission



City of La Marque

1111 Bayou Rd.
La Marque, TX 77568
(409)938-9204

CASE

Complaint Type:

Date Submitted:

Complaint Status:

Date Closed:

Location

Street: 1812 DUREN
City: St: Zip:

Location:
Intersection:

Violator Information

Name:
Address:

Phone:
Email:

Nature Of Complaint

SUB STANDARD STRUCTURE

Details

Name	Value	Name	Value
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Violations

Code: ELECTRICAL
CODE SEC901.1 **Description:** Unsafe Electrical Systems

Electrical Code Section 901.1 Unsafe Electrical systems. An electrical system that is unsafe, constitutes a fire hazard, or is otherwise dangerous to human life, as regulated by this code, is hereby declared as an unsafe electrical system. Use of an electrical system regulated by this code constituting a hazard to health, safety or welfare by reason of inadequate maintenance, dilapidation, fire hazard, disaster, damage or abandonment is hereby declared an unsafe use. Such unsafe equipment and appliances are hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal.

Code: ELECTRICAL
CODE SEC901.3 **Description:** Dangerous Conditions

Electrical Code Section 901.3 Dangerous conditions. Whenever the code official shall find any structure or upon any premises dangerous or hazardous conditions or materials, the code official is authorized to order such dangerous conditions or materials to be removed remedied in accordance with the provisions of this code.

Code: FC SECT. 311.1 **Description:** Vacant Premises (General)

Fire Code Section 311.1 General. Temporarily unoccupied buildings, structures, premises or portions thereof, including tenant spaces, shall be safeguarded and maintained in accordance with this section.

Code: FC SECT. 311.1.1 **Description:** Abandoned Premises



Fire Code Section 311.1.1 Abandoned Premises. Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with the International Property Maintenance Code and the International Building Code.

Code: IBC03-115.3 **Description:** Unsafe Structures - Notice
2003 International Building Code Section 115.3 Notice: If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

Code: IPMC03 - SEC 304.6 **Description:** Exterior walls shall be free from holes
International Property Maintenance Code 2003 Section 304.6 Exterior walls. All 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

Code: IPMC03 304.7 **Description:** Maintenance of roofs and drainage
International Property Maintenance Code 2003 Section 304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration on the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Code: IPMC03 SEC. 301.2 **Description:** Property owner responsibility
International Property Maintenance Code 2003 301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit, or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

Code: IPMC03 SEC. 302.7 **Description:** Accessory structures
International Property Maintenance Code 2003 Section 302.7 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Code: IPMC03 SEC. 307.1 **Description:** Accumulation of Rubbish or Garbage
International Property Maintenance Code 2003 Section 307.1, Accumulation of Rubbish or Garbage: All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Code: IPMC03 SEC108-1 **Description:** Definition of Unsafe Structure
International Property Maintenance Code Section 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.

Code: IPMC03 SECTION 108.1 **Description:** Structure found to be unfit for human occupancy



International Property Maintenance Code Section 108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

Code: SECTION 14.283 (A)(DUP-142) **Description:** Demo (Substandard Bldg)

City of La Marque Ordinances Section 14.283(a) "When it shall appear that a building or structure in the city is a substandard building under the terms of this article and that such building or structure or the manner of its use constitutes an immediate and serious danger to life or property, the condition shall be deemed a condition justifying the use of emergency measures. In such case, the building standards commission, a majority of the commissioners or the building official may, with the consent and approval of the city manager, order the following emergency measures to be taken: (1) Immediate vacation of such building, structure and/or adjoining buildings or structures; (2) Vacation of the danger area around such building or structure; (3) Such emergency shoring-up and bracing of walls, roofs and supports as are required to render such building or structure safe; (4) Destruction of such walls, roofs and supports or the entire structure or so much thereof as cannot be braced or made secure with safety; and (5) Posting of notices on or near such building or structure or buildings or structures, notifying the public of such order and ordering all persons to keep out of such building, buildings, structure or structures and the areas of danger surrounding it or them."

Code: SECTION 44-115 **Description:** Junked Vehicles

City Ordinance Sec 44-115(a) "Junk vehicles declared to be a public nuisance. (a) A junk vehicle, including a part of a junk vehicle, that is visible at any time of the year from a public place or public right-of-way: (1) Is detrimental to the safety and welfare of the public; (2) Tends to reduce the value of private property; (3) Invites vandalism; (4) Creates a fire hazard; (5) Is an unattractive nuisance creating a hazard to the health and safety of minors; (6) Produces urban blight adverse to the maintenance and continuing development of municipalities; and (7) Is a public nuisance."

Inspections

Inspection Type: SITE INSPECTION

Inspection Number:

Inspection Date: 12/21/2015 **Inspector:**

M.phillips

Car has been removed from property.

July 14, 2016

2330 DUROUX
LA MARQUE, TX 77568

Code Compliance Case No. CDEF2015-630

Dear Sir/Madam ,

The above mentioned property has been inspected and found to be in violation of the following City Code of Ordinances under which the City of La Marque operates.

SECTION 44-7

High Grass/Weeds

City of La Marque Ordinances Section 44-7: "It will be unlawful for any owner or occupant of any real property within the City to permit weeds to grow or remain on any such property in excess of one (1) foot in height, when any such weeds are within two hundred fifty (250) feet of any occupied building or dwelling within the City."

**TEXAS MOTOR
VEHICLE ACT(DUP-9)**

Abandoned or Inoperable Vehicles

Texas Motor Vehicle Act, VPC1436-3. "This vehicle was observed under circumstances suggesting that it may become an ABANDONED MOTOR VEHICLE as defined in the Texas Motor Vehicle Act, VPC1436-3, if it is left unattended at this location after _____. Unless it becomes evident that the vehicle will be moved by the owner prior to this stated time, it may be removed to a place of safety by the City of La Marque and finally disposed of as provided by law."

FC SECT. 311.1.1

Abandoned Premises

Fire Code Section 311.1.1 Abandoned Premises. Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with the International Property Maintenance Code and the International Building Code.

IBC03-115.1

Unsafe Structures - Conditions

2003 International Building Code Section 115.1 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 which constitute a fire hazard, or are otherwise dangerous to human life or the 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 entry shall be deemed unsafe.

IPMC03 - SEC 304.6

Exterior walls shall be free from holes

International Property Maintenance Code 2003 Section 304.6 Exterior walls. All 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

Maintenance of roofs and drainage

International Property Maintenance Code 2003 Section 304.7 Roots and drainage. The roof and its appurtenances shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration on the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

IPMC03 301-2

Property owner responsibility

International Property Maintenance Code 2003 Section 301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit, or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

IPMC03 SECTION

Structure found to be unfit for human occupancy

108.1

International Property Maintenance Code Section 108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

IPMC03- SEC 304.1

General maintenance of exterior

International Property Maintenance Code 2003 Section 304.1 General. 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.

SECTION

Demo (Substandard Bldg)

14.283(A)(DUP-142)

City of La Marque Ordinances Section 14.283(a) "When it shall appear that a building or structure in the city is a substandard building under the terms of this article and that such building or structure or the manner of its use constitutes an immediate and serious danger to life or property, the condition shall be deemed a condition justifying the use of emergency measures. In such case, the building standards commission, a majority of the commissioners or the building official may, with the consent and approval of the city manager, order the following emergency measures to be taken: (1) Immediate vacation of such building, structure and/or adjoining buildings or structures; (2) Vacation of the danger area around such building or structure; (3) Such emergency shoring-up and bracing of walls, roofs and supports as are required to render such building or structure safe; (4) Destruction of such walls, roofs and supports or the entire structure or so much thereof as cannot be braced or made secure with safety; and (5) Posting of notices on or near such building or structure or buildings or structures, notifying the public of such order and ordering all persons to keep out of such building, buildings, structure or structures and the areas of danger surrounding it or them."

IPMC03 SEC 604.3

Electrical Systems Hazards

International property Maintenance Code 2003 Section 604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

ELECTRICAL CODE

Dangerous Conditions

SEC901.3

Electrical Code Section 901.3 Dangerous conditions. Whenever the code official shall find any structure or upon any premises dangerous or hazardous conditions or materials, the code official is authorized to order such dangerous conditions or materials to be removed remedied in accordance with the provisions of this code.

We would appreciate your cooperation in seeing that the property is brought into compliance within **ten (10) days** from the date of receipt of this letter. If not, we may be forced to take further action which may include filing charges in Municipal Court and/or having the property brought into compliance by our contractor and placing a lien against the property for all charges incurred.

Note, as per Texas State Statue 342.006(d) ".....if the owner commits another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the municipality without further notice may correct the violation at the owner's expense and assess the expense against the property". Once charges have been filed in Municipal Court, we will not dismiss the charges. Failure to appear in court will result in a warrant being issued for your arrest.

Please do not hesitate to contact my office at (409) 938-9256 if you have any questions. I will be happy to discuss this matter with you. Thank you for your assistance.

Sincerely,

Michael Phillips
Code Compliance Officer



CITY OF LA MARQUE
CODE COMPLIANCE DIVISION
1111 BAYOU ROAD
LA MARQUE, TEXAS 77568
(409) 938 9256

May 18, 2016

RE: 2024 & 2024 ½ ROSALEE, La Marque

RE: Code Compliance Case No. CDEF2015-556

Dear Timothy Webb ,

The above mentioned property has been inspected and found to be in violation of the following City Code of Ordinances under which the City of La Marque operates.

SECTION 44-7

High Grass/Weeds

City of La Marque Ordinances Section 44-7: "It will be unlawful for any owner or occupant of any real property within the City to permit weeds to grow or remain on any such property in excess of one (1) foot in height, when any such weeds are within two hundred fifty (250) feet of any occupied building or dwelling within the City."

ELECTRICAL CODE

Unsafe Electrical Systems

SEC901.1

Electrical Code Section 901.1 Unsafe Electrical systems. An electrical system that is unsafe, constitutes a fire hazard, or is otherwise dangerous to human life, as regulated by this code, is hereby declared as an unsafe electrical system. Use of an electrical system regulated by this code constituting a hazard to health, safety or welfare by reason of inadequate maintenance, dilapidation, fire hazard, disaster, damage or abandonment is hereby declared an unsafe use. Such unsafe equipment and appliances are hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal.

ELECTRICAL CODE

Dangerous Conditions

SEC901.3

Electrical Code Section 901.3 Dangerous conditions. Whenever the code official shall find any structure or upon any premises dangerous or hazardous conditions or materials, the code official is authorized to order such dangerous conditions or materials to be removed remedied in accordance with the provisions of this code.

FC SEC 605.6

Unapproved wiring conditions

International Fire Code 2003 Section 605.6 Unapproved conditions. Open Junction boxes and open-wiring splices shall be prohibited. Approved covers shall be prohibited for all switch and electrical outlet boxes.

IPMC03 - SEC 304.6

Exterior walls shall be free from holes

International Property Maintenance Code 2003 Section 304.6 Exterior walls. All 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

IPMC03 605.1**Improper wiring**

International Property Maintenance Code 2003 605.1 Installation. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

IPMC03 SEC 604.3**Electrical Systems Hazards**

International property Maintenance Code 2003 Section 604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

IPMC03 SEC. 307.1**Accumulation of Rubbish or Garbage**

International Property Maintenance Code 2003 Section 307.1, Accumulation of Rubbish or Garbage: All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

**IPMC03 SECTION
108.1.3****Structure Unfit for Human Occupancy**

International property Maintenance Code 2003 Section 108.1.3 Structure unfit 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 unsanitary, 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.

IPMC605.1**All electrical shall be safe**

International property Maintenance Code 2003 Section 604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

SECTION 14-71**Electrical bridging, altering & tampering**

City Ordinance Section 14-71 Bridging, tampering with or altering fuses or circuit breakers. It shall be unlawful for any person to bridge, tamper with or change from it's original installation, except upon the approval of the electrical inspector and then only after the proper permit for the alteration has been issued, any fuse or plug, cartridge link type, installed in panel boards, main switches, or switchboards or to alter or change circuit breakers so that the original calibration will be affected or tie down or secure any circuit breaker so that it will not function properly

SECTION**Demo (Substandard Bldg)****14.283(A)(DUP-142)**

City of La Marque Ordinances Section 14.283(a) "When it shall appear that a building or structure in the city is a substandard building under the terms of this article and that such building or structure or the manner of its use constitutes an immediate and serious danger to life or property, the condition shall be deemed a condition justifying the use of emergency measures. In such case, the building standards commission, a majority of the commissioners or the building official may, with the consent and approval of the city manager, order the following emergency measures to be taken: (1) Immediate vacation of such building, structure and/or adjoining buildings or structures; (2) Vacation of the danger area around such building or structure; (3) Such emergency shoring-up and bracing of walls, roofs and supports as are required to render such building or structure safe; (4) Destruction of such walls, roofs and supports or the entire structure or so much thereof as cannot be braced or made secure with safety; and (5) Posting of notices on or near such building or structure or buildings or structures, notifying the public of such order and ordering all persons to keep out of such building, buildings, structure or structures and the areas of danger surrounding it or them."

We would appreciate your cooperation in seeing that the property is brought into compliance within **ten (10) days** from the date of receipt of this letter. If not, we may be forced to take further action which may include filing charges in Municipal Court and/or having the property brought into compliance by our contractor and placing a lien against the property for all charges incurred.

Note, as per Texas State Statute 342.006(d) ".....if the owner commits another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the municipality without further notice may correct the violation at the owner's expense and assess the expense against the property". Once charges have been filed in Municipal Court, we will not dismiss the charges. Failure to appear in court will result in a warrant being issued for your arrest.

Please do not hesitate to contact my office at (409) 938-9256 if you have any questions. I will be happy to discuss this matter with you. Thank you for your assistance.

Sincerely,

KATHLEEN VAN STAVERN
CITY MARSHAL / CODE COMPLIANCE SUPERVISOR

March 09, 2016

RE: Code Compliance Case No. CDEF 2016-033/ 831 CYPRESS

Dear Sir/Madam ,

The above mentioned property has been inspected and found to be in violation of the following City Code of Ordinances under which the City of La Marque operates.

FC SECT. 311.1.1 **Abandoned Premises**

Fire Code Section 311.1.1 Abandoned Premises. Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with the International Property Maintenance Code and the International Building Code.

FC SECT. 311.2 **Safeguarding Vacant Premises**

Fire Code Section 311.2 Safeguarding Vacant Premises. Temporarily unoccupied buildings, structures, premises or portions thereof shall be secured and protected in accordance with this section.

IPMC03 - SEC 304.6 **Exterior walls shall be free from holes**

International Property Maintenance Code 2003 Section 304.6 Exterior walls. All 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

SECTION 44-7 **High Grass/Weeds**

City of La Marque Ordinances Section 44-7: "It will be unlawful for any owner or occupant of any real property within the City to permit weeds to grow or remain on any such property in excess of one (1) foot in height, when any such weeds are within two hundred fifty (250) feet of any occupied building or dwelling within the City."

SECTION 35-14 **Garbage, Rubble or Rubbish**

City of La Marque Ordinances Section 35-14. "(a) No person shall deposit or place any garbage, rubble or rubbish in any alley, street or other public place within the city, or upon private property, whether owned by such person or not, within the limits of the city unless the same is enclosed within a suitable container, boxed or bundled as approved in this chapter, and at a location approved for collection by the sanitation department. (b) Fermenting, putrefying or odoriferous garbage or rubbish in containers uncollected or dumped in the open shall constitute a nuisance and a violation of this chapter. (c) No person shall deposit, or place any garbage, rubble or rubbish in any container or in any place which said person has not properly established pickup service with the city."

IPMC03 SEC. 301.2 **Property owner responsibility**

International Property Maintenance Code 2003 301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which

are not sanitary and safe condition and which do not comply with the requirements of this chapter. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

IPMC03 SEC 304.11 Handrails and Guards

International Property Maintenance Code Section 304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

HS SECT. 365.012 (A) Tires (illegal dumping of)

(D)

Health & Safety Code Section 365.012 (a) (d): (a) A person commits an offense if the person disposes or allows or permits the disposal of litter or other solid waste at a place that is not an approved solid waste site, including a place on or within 300 feet of a public highway, on a right-of-way, on other public or private property, or into inland or coastal water of the state. (d) An offense under this section is a Class C Misdemeanor if the litter or other solid waste to which the offense applies weighs five pounds or less or has a volume of five gallons or less.

IPMC03 SEC. 304.7 Maintainance of roofs and drainage

International Property Maintenance Code 2003 Section 304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration on the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

We would appreciate your cooperation in seeing that the property is brought into compliance within **ten (10) days** from the date of receipt of this letter. If not, we may be forced to take further action which may include filing charges in Municipal Court and/or having the property brought into compliance by our contractor and placing a lien against the property for all charges incurred.

Note, as per Texas State Statue 342.006(d) ".....if the owner commits another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the municipality without further notice may correct the violation at the owner's expense and assess the expense against the property". Once charges have been filed in Municipal Court, we will not dismiss the charges. Failure to appear in court will result in a warrant being issued for your arrest.

Please do not hesitate to contact my office at (409) 938-9256 if you have any questions. I will be happy to discuss this matter with you. Thank you for your assistance.

Sincerely,

Ana Tims
Building Official/ Code Enforcement Officer

July 18, 2016

RE: Code Compliance Case No. CDEF2012-502
12 RICHARDS CT, LA MARQUE TEXAS 77568

Dear EDGEHILL INVESTMENTS LP ,

The above mentioned property has been inspected and found to be in violation of the following City Code of Ordinances under which the City of La Marque operates. **THIS CASE IS SCHEDULED FOR THE AUGUST 9, 2016 MEETING OF THE LA MARQUE BUILDING AND STANDARDS COMMISSION TO SEEK REMEDY FOR THIS SUB-STANDARD STRUCTURE.**

SECTION 44-7

High Grass/Weeds

City of La Marque Ordinances Section 44-7: "It will be unlawful for any owner or occupant of any real property within the City to permit weeds to grow or remain on any such property in excess of one (1) foot in height, when any such weeds are within two hundred fifty (250) feet of any occupied building or dwelling within the City."

FC SECT. 311.1

Vacant Premises (General)

Fire Code Section 311.1 General. Temporarily unoccupied buildings, structures, premises or portions thereof, including tenant spaces, shall be safeguarded and maintained in accordance with this section.

FC SECT. 311.1.1

Abandoned Premises

Fire Code Section 311.1.1 Abandoned Premises. Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with the International Property Maintenance Code and the International Building Code.

FC SECT. 311.2

Safeguarding Vacant Premises

Fire Code Section 311.2 Safeguarding Vacant Premises. Temporarily unoccupied buildings, structures, premises or portions thereof shall be secured and protected in accordance with this section.

HS SECT. 341.013

Garbage (rodents), Refuse & Other Waste

(AD&E)

Health & Safety Code Section 341.013. GARBAGE, REFUSE, AND OTHER WASTE. (a) Premises occupied or used as residences or for business or pleasure shall be kept in a sanitary condition. (d) A person using or permitting the use of land as a public dump shall provide for the covering or incineration of all animal or vegetable matter deposited on the land and for the disposition of other waste materials and rubbish to eliminate the possibility that those materials and rubbish might be a breeding place for insects or rodents. (e) A person may not permit vacant or abandoned property owned or controlled by the person to be in a condition that will create a public health nuisance or other condition prejudicial to the public health. Acts 1989, 71st Leg., ch. 678, Sec. 1, eff. Sept. 1, 1989.

IBC 704.13.1VOIDS**No ceiling voids**

International Building Code 704.13.1 Voids. The void created at the intersection of a floor/ceiling assembly and an exterior curtain wall assembly shall be protected in accordance with Section 713.4.

IBC03-115.1**Unsafe Structures - Conditions**

2003 International Building Code Section 115.1 Conditions: Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the 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 entry shall be deemed unsafe.

IBC03-115.2**Unsafe Structures - Record**

2003 International Building Code Section 115.2 Record: The building official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

IBC03-115.3**Unsafe Structures - Notice**

2003 International Building Code Section 115.3 Notice: If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

IBC03-115.4**Unsafe Structures - Method of Service**

2003 International Building Code Section 115.4 Method of Service: Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

IBC03-115.5**Unsafe Structures - Restoration**

2003 International Building Code Section 115.5 Restoration: The structure or equipment determined to be unsafe by the building official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of Section 15.2.2 and Chapter 34.

IPMC03 301-2**Property owner responsibility**

International Property Maintenance 2003 Code 2003 301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit, or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

IPMC03 304.7

Maintenance of roofs and drainage

International Property Maintenance Code 2003 Section 304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration on the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

IPMC03 SEC. 302.1

Sanitation

International Property Maintenance Code 2003 Section 302.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

IPMC03 SEC. 307.1

Accumulation of Rubbish or Garbage

International Property Maintenance Code 2003 Section 307.1, Accumulation of Rubbish or Garbage: All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

SECTION

Demo (Substandard Bldg)

14.283(A)(DUP-142)

City of La Marque Ordinances Section 14.283(a) "When it shall appear that a building or structure in the city is a substandard building under the terms of this article and that such building or structure or the manner of its use constitutes an immediate and serious danger to life or property, the condition shall be deemed a condition justifying the use of emergency measures. In such case, the building standards commission, a majority of the commissioners or the building official may, with the consent and approval of the city manager, order the following emergency measures to be taken: (1) Immediate vacation of such building, structure and/or adjoining buildings or structures; (2) Vacation of the danger area around such building or structure; (3) Such emergency shoring-up and bracing of walls, roofs and supports as are required to render such building or structure safe; (4) Destruction of such walls, roofs and supports or the entire structure or so much thereof as cannot be braced or made secure with safety; and (5) Posting of notices on or near such building or structure or buildings or structures, notifying the public of such order and ordering all persons to keep out of such building, buildings, structure or structures and the areas of danger surrounding it or them."

We would appreciate your cooperation in seeing that the property is brought into compliance within **ten (10) days** from the date of receipt of this letter. If not, we may be forced to take further action which may include filing charges in Municipal Court and/or having the property brought into compliance by our contractor and placing a lien against the property for all charges incurred.

Note, as per Texas State Statue 342.006(d) ".....if the owner commits another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the municipality without further notice may correct the violation at the owner's expense and assess the expense against the property". Once charges have been filed in Municipal Court, we will not dismiss the charges. Failure to appear in court will result in a warrant being issued for your arrest.

Please do not hesitate to contact my office at (409) 938-9256 if you have any questions. I will be happy to discuss this matter with you. Thank you for your assistance.

Sincerely,

KATHLEEN VAN STAVERN
CITY MARSHAL / CODE COMPLIANCE SUPERVISOR



Sent certified in 2014

CITY OF LA MARQUE TEXAS
DEPARTMENT OF INSPECTIONS

November 14, 2014

Bernard James Milmo
708 Rosedale
LA MARQUE, TX 77568

RE: Code Compliance Case No. CDEF2014-732
Property address: 708 Rosedale, La Marque, TX 77568
Legal description: ABST 150 PAGE 2 N ½ OF LOT 4 (4-1) BLK 3 TOOHEYS SUB MH 1950
12X56 SENTRY WHT/AQUA.

Dear Sir/Madam ,

The above mentioned property has been inspected and found to be in violation of the following City Code of Ordinances under which the City of La Marque operates.

HS SECT. 341.013 **Garbage (rodents), Refuse & Other Waste**
(AD&E)

Health & Safety Code Section 341.013. GARBAGE, REFUSE, AND OTHER WASTE. (a) Premises occupied or used as residences or for business or pleasure shall be kept in a sanitary condition. (d) A person using or permitting the use of land as a public dump shall provide for the covering or incineration of all animal or vegetable matter deposited on the land and for the disposition of other waste materials and rubbish to eliminate the possibility that those materials and rubbish might be a breeding place for insects or rodents. (e) A person may not permit vacant or abandoned property owned or controlled by the person to be in a condition that will create a public health nuisance or other condition prejudicial to the public health. Acts 1989, 71st Leg., ch. 678, Sec. 1, eff. Sept. 1, 1989.

IPMC03 301-2 **Property owner responsibility**

International Property Maintenance 2003 Code 2003 301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit, or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

IPMC03 SEC. 302.1 **Sanitation**

International Property Maintenance Code 2003 Section 302.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

IPMC03 SEC. 307.1

Accumulation of Rubbish or Garbage

International Property Maintenance Code 2003 Section 307.1, Accumulation of Rubbish or Garbage: All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

SECTION

Demo (Substandard Bldg)

14.283(A)(DUP-142)

City of La Marque Ordinances Section 14.283(a) "When it shall appear that a building or structure in the city is a substandard building under the terms of this article and that such building or structure or the manner of its use constitutes an immediate and serious danger to life or property, the condition shall be deemed a condition justifying the use of emergency measures. In such case, the building standards commission, a majority of the commissioners or the building official may, with the consent and approval of the city manager, order the following emergency measures to be taken: (1) Immediate vacation of such building, structure and/or adjoining buildings or structures; (2) Vacation of the danger area around such building or structure; (3) Such emergency shoring-up and bracing of walls, roofs and supports as are required to render such building or structure safe; (4) Destruction of such walls, roofs and supports or the entire structure or so much thereof as cannot be braced or made secure with safety; and (5) Posting of notices on or near such building or structure or buildings or structures, notifying the public of such order and ordering all persons to keep out of such building, buildings, structure or structures and the areas of danger surrounding it or them."

SECTION 44-7

High Grass/Weeds

City of La Marque Ordinances Section 44-7: "It will be unlawful for any owner or occupant of any real property within the City to permit weeds to grow or remain on any such property in excess of one (1) foot in height, when any such weeds are within two hundred fifty (250) feet of any occupied building or dwelling within the City."

We would appreciate your cooperation in seeing that the property is brought into compliance within **ten (10) days** from the date of receipt of this letter. If not, we may be forced to take further action which may include filing charges in Municipal Court and/or having the property brought into compliance by our contractor and placing a lien against the property for all charges incurred.

Note, as per Texas State Statute 342.006(d) ".....if the owner commits another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the municipality without further notice may correct the violation at the owner's expense and assess the expense against the property". Once charges have been filed in Municipal Court, we will not dismiss the charges. Failure to appear in court will result in a warrant being issued for your arrest.

Please do not hesitate to contact my office at (409) 938-9256 if you have any questions. I will be happy to discuss this matter with you. Thank you for your assistance.

Sincerely,

Edna Ornelas
Development Services Department

USPS70112970000052823519

April 24, 2016

821 Holly

LA MARQUE, TX 77568

RE: Code Compliance Case No. CDEF2012-475

Dear Sir/Madam ,

The above mentioned property has been inspected and found to be in violation of the following City Code of Ordinances under which the City of La Marque operates.

SECTION 44-7

High Grass/Weeds

City of La Marque Ordinances Section 44-7: "It will be unlawful for any owner or occupant of any real property within the City to permit weeds to grow or remain on any such property in excess of one (1) foot in height, when any such weeds are within two hundred fifty (250) feet of any occupied building or dwelling within the City."

FC SECT. 311.1

Vacant Premises (General)

Fire Code Section 311.1 General. Temporarily unoccupied buildings, structures, premises or portions thereof, including tenant spaces, shall be safeguarded and maintained in accordance with this section.

FC SECT. 311.1.1

Abandoned Premises

Fire Code Section 311.1.1 Abandoned Premises. Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with the International Property Maintenance Code and the International Building Code.

FC SECT. 311.1.2

Tenant Spaces

Fire Code Section 311.1.2 Tenant Spaces. Storage and lease plans required by this code shall be revised and updated to reflect temporary or partial vacancies.

FC SECT. 311.2.1

Security of Vacant Premises

Fire Code Section 311.2.1 Security. Exterior openings and interior openings accessible to other tenants or unauthorized persons shall be boarded, locked, blocked or otherwise protected to prevent entry by unauthorized individuals.

FC SECT. 311.2

Safeguarding Vacant Premises

Fire Code Section 311.2 Safeguarding Vacant Premises. Temporarily unoccupied buildings, structures, premises or portions thereof shall be secured and protected in accordance with this section.

HS SECT. 341.013

Garbage (rodents), Refuse & Other Waste

(AD&E)

Health & Safety Code Section 341.013. GARBAGE, REFUSE, AND OTHER WASTE. (a) Premises occupied or used as residences or for business or pleasure shall be kept in a sanitary condition. (d) A person using or permitting the use of land as a public dump shall provide for the covering or incineration of all animal or vegetable matter deposited on the land and for the disposition of other waste materials and rubbish to eliminate the possibility that those materials and rubbish might be a breeding place for insects or rodents. (e) A

person may not permit vacant or abandoned property owned or controlled by the person to become a condition that will create a public health nuisance or other condition prejudicial to the public health. Acts 1989, 71st Leg., ch. 678, Sec. 1, eff. Sept. 1, 1989.

HS SECT. 365.012 **Illegal dumping (Criminal penalties)**

Health & Safety Code Section 365.012 Illegal Dumping; Criminal Penalties. (a) A person commits an offense if the person disposes or allows or permits the disposal of litter or other solid waste at a place that is not an approved solid waste site, including a place on or within 300 feet of a public highway, on a right-of-way, or other public or private property, or into inland or coastal water of the state. (b) A person commits an offense if the person receives litter or other solid waste for disposal at a place that is not approved solid waste site, regardless of whether the litter or other solid waste or the land on which the litter or other solid waste is disposed is owned or controlled by the person. (c) A person commits an offense if the person transports litter or other solid waste to a place that is not approved solid waste site for disposal at that site. (d) An offense under this section is a class C misdemeanor if the litter or other solid waste to which the offense applies weighs five pounds or less or has a volume of five gallons or less. (e) An offense under this section is a Class B misdemeanor if the litter or other solid waste to which the offense applies weighs more than five pounds but less than 500 pounds or has a volume of more than five gallons but less than 100 cubic feet.

IBC03-115.1 **Unsafe Structures - Conditions**

2003 International Building Code Section 115.1 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 which constitute a fire hazard, or are otherwise dangerous to human life or the 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 entry shall be deemed unsafe.

IBC03-115.2 **Unsafe Structures - Record**

2003 International Building Code Section 115.2 Record: The building official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

IBC03-115.3 **Unsafe Structures - Notice**

2003 International Building Code Section 115.3 Notice: If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

IBC03-115.4 **Unsafe Structures - Method of Service**

2003 International Building Code Section 115.4 Method of Service: Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

IBC03-115.5 **Unsafe Structures - Restoration**

2003 International Building Code Section 115.5 Restoration: The structure or equipment determined to be unsafe by the building official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of Section 15.2.2 and Chapter 34.

IPMC03 304.4 **Exterior structural member maintenance**

International Property Maintenance Code 2003 Section 304.4 Structural Members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

IPMC03 SEC. 301.2 **Property owner responsibility**

International Property Maintenance Code 2003 301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit, or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and

control.

IPMC03 SEC. 302.1 **Sanitation**

International Property Maintenance Code 2003 Section 302.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

IPMC03 304.7 **Maintainance of roofs and drainage**

International Property Maintenance Code 2003 Section 304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration on the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

IPMC03 SEC. 307.1 **Accumulation of Rubbish or Garbage**

International Property Maintenance Code 2003 Section 307.1, Accumulation of Rubbish or Garbage: All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

IPMC03 SEC. 307.2 **Disposal of Rubbish**

International Property Maintenance Code 2003 Section 307.2 Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

SECTION **Demo (Substandard Bldg)**
14.283(A)(DUP-142)

City of La Marque Ordinances Section 14.283(a) "When it shall appear that a building or structure in the city is a substandard building under the terms of this article and that such building or structure or the manner of its use constitutes an immediate and serious danger to life or property, the condition shall be deemed a condition justifying the use of emergency measures. In such case, the building standards commission, a majority of the commissioners or the building official may, with the consent and approval of the city manager, order the following emergency measures to be taken: (1) Immediate vacation of such building, structure and/or adjoining buildings or structures; (2) Vacation of the danger area around such building or structure; (3) Such emergency shoring-up and bracing of walls, roofs and supports as are required to render such building or structure safe; (4) Destruction of such walls, roofs and supports or the entire structure or so much thereof as cannot be braced or made secure with safety; and (5) Posting of notices on or near such building or structure or buildings or structures, notifying the public of such order and ordering all persons to keep out of such building, buildings, structure or structures and the areas of danger surrounding it or them."

SECTION 35-14 **Garbage, Rubble or Rubbish**

City of La Marque Ordinances Section 35-14. "(a) No person shall deposit or place any garbage, rubble or rubbish in any alley, street or other public place within the city, or upon private property, whether owned by such person or not, within the limits of the city unless the same is enclosed within a suitable container, boxed or bundled as approved in this chapter, and at a location approved for collection by the sanitation department. (b) Fermenting, putrefying or odoriferous garbage or rubbish in containers uncollected or dumped in the open shall constitute a nuisance and a violation of this chapter. (c) No person shall deposit, or place any garbage, rubble or rubbish in any container or in any place which said person has not properly established pickup service with the city."

We would appreciate your cooperation in seeing that the property is brought into compliance within **ten (10) days** from the date of receipt of this letter. If not, we may be forced to take further action which may include filing charges in Municipal Court and/or having the property brought into compliance by our contractor and placing a lien against the property for all charges incurred.

Note, as per Texas State Statue 342.006(d) ".....if the owner commits another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the municipality without further notice may correct the violation at the owner's expense and assess the expense against the property". Once charges have been filed in Municipal Court, we will not dismiss the charges. Failure to appear in court will result in a warrant being issued for your arrest.

Please do not hesitate to contact my office at (409) 938-9256 if you have any questions. I will be happy to

discuss this matter with you. Thank you for your assistance.

Sincerely,

Kathleen Van Stavern

City Marshal/Code Compliance Supervisor

May 04, 2016

RE: Code Compliance Case No. CDEF2015-614
1725 Main St. La Marque, Texas
(Old abandoned car wash)

Dear James or Jennifer Stewart ,

This letter is to inform you that to date: Your property is still in violation of the High Grass & Weeds ordinance, The dilapidated structure is a magnet for illegal dumping since it was abandoned. I have issued a citation for both violations and will be forced to have city contractors abate the nuisance and place a lien on this property for the abatement costs.

SECTION 44-7

High Grass/Weeds

City of La Marque Ordinances Section 44-7: "It will be unlawful for any owner or occupant of any real property within the City to permit weeds to grow or remain on any such property in excess of one (1) foot in height, when any such weeds are within two hundred fifty (250) feet of any occupied building or dwelling within the City."

IBC03-115.1

Unsafe Structures - Conditions

2003 International Building Code Section 115.1 Conditions: Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the 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 entry shall be deemed unsafe.

SECTION

Demo (Substandard Bldg)

14.283(A)(DUP-142)

City of La Marque Ordinances Section 14.283(a) "When it shall appear that a building or structure in the city is a substandard building under the terms of this article and that such building or structure or the manner of its use constitutes an immediate and serious danger to life or property, the condition shall be deemed a condition justifying the use of emergency measures. In such case, the building standards commission, a majority of the commissioners or the building official may, with the consent and approval of the city manager, order the following emergency measures to be taken: (1) Immediate vacation of such building, structure and/or adjoining buildings or structures; (2) Vacation of the danger area around such building or structure; (3) Such emergency shoring-up and bracing of walls, roofs and supports as are required to render such building or structure safe; (4) Destruction of such walls, roofs and supports or the entire structure or so much thereof as cannot be braced or made secure with safety; and (5) Posting of notices on or near such building or structure or buildings or structures, notifying the public of such order and ordering all persons to keep out of such building, buildings, structure or structures and the areas of danger surrounding it or them."

SECTION 314(A)(DUP11)

Unlawful Deposits on Right Of Way

City Ordinance Sec 35.14(a) "No person shall deposit or place any garbage, rubble, or rubbish in any alley, street, or other public place within the City, or upon private property, whether owned by such person or not, within the limits of the City unless the same is enclosed within a suitable container, boxed or bundled as approved in this chapter, and at a location approved for collection by the sanitation department."

Please do not hesitate to contact my office at (409) 938-9256 if you have any questions. I will be happy to discuss this matter with you. Thank you for your assistance.

Sincerely,

K. Van Stavern
Code Compliance Supervisor / City Marshal

*Certified mail
6-29-16*

June 29, 2016

RE: Code Compliance Case No. CDEF2016-246
2127 CEDAR, LA MARQUE, TEXAS 77568

Dear MONICO MASCORRIO,

The above mentioned property has been inspected and found to be in violation of the following City Code of Ordinances under which the City of La Marque operates. THIS PROPERTY WILL BE REVIEWED BY THE LA MARQUE BUILDING AND STANDARDS COMMITTEE AND A RECOMMENDATION FOR DEMOLITION WITH BE ADVISED.

ELECTRICAL CODE **Dangerous Conditions**
SEC901.3

Electrical Code Section 901.3 Dangerous conditions. Whenever the code official shall find any structure or upon any premises dangerous or hazardous conditions or materials, the code official is authorized to order such dangerous conditions or materials to be removed remedied in accordance with the provisions of this code.

IPMC03 SECTION **Structure Unfit for Human Occupancy**
108.1.3

International property Maintenance Code 2003 Section108.1.3 Structure unfit 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 unsanitary, 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.

IPMC03 SEC108-1 **Definition of Unsafe Structure**

International Property Maintenance Code Section 108.1.1Unsafe 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.

SECTION

14.283(A)(DUP-142) Demo (Substandard Bldg)

City of La Marque Ordinances Section 14.283(a) "When it shall appear that a building or structure in the city is a substandard building under the terms of this article and that such building or structure or the manner of its use constitutes an immediate and serious danger to life or property, the condition shall be deemed a condition justifying the use of emergency measures. In such case, the building standards commission, a majority of the commissioners or the building official may, with the consent and approval of the city manager, order the following emergency measures to be taken: (1) Immediate vacation of such building, structure and/or adjoining buildings or structures; (2) Vacation of the danger area around such building or structure; (3) Such emergency shoring-up and bracing of walls, roofs and supports as are required to render such building or structure safe; (4) Destruction of such walls, roofs and supports or the entire structure or so much thereof as cannot be braced or made secure with safety; and (5) Posting of notices on or near such building or structure or buildings or structures, notifying the public of such order and ordering all persons to keep out of such building, buildings, structure or structures and the areas of danger surrounding it or them."

SECTION 44-7 High Grass/Weeds

City of La Marque Ordinances Section 44-7: "It will be unlawful for any owner or occupant of any real property within the City to permit weeds to grow or remain on any such property in excess of one (1) foot in height, when any such weeds are within two hundred fifty (250) feet of any occupied building or dwelling within the City."

FC SECT. 311.1.1 Abandoned Premises

Fire Code Section 311.1.1 Abandoned Premises. Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with the International Property Maintenance Code and the International Building Code.

HS SECT. 341.013 Garbage (rodents), Refuse & Other Waste (AD&E)

Health & Safety Code Section 341.013. GARBAGE, REFUSE, AND OTHER WASTE. (a) Premises occupied or used as residences or for business or pleasure shall be kept in a sanitary condition. (d) A person using or permitting the use of land as a public dump shall provide for the covering or incineration of all animal or vegetable matter deposited on the land and for the disposition of other waste materials and rubbish to eliminate the possibility that those materials and rubbish might be a breeding place for insects or rodents. (e) A person may not permit vacant or abandoned property owned or controlled by the person to be in a condition that will create a public health nuisance or other condition prejudicial to the public health. Acts 1989, 71st Leg., ch. 678, Sec. 1, eff. Sept. 1, 1989.

IPMC03 - SEC 304.6 Exterior walls shall be free from holes

International Property Maintenance Code 2003 Section 304.6 Exterior walls. All 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

IPMC03 SEC. 301.2 Property owner responsibility

International Property Maintenance Code 2003 301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit, or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

IPMC605.1**All electrical shall be safe**

International property Maintenance Code 2003 Section 604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

SECTION 35-14**Garbage, Rubble or Rubbish**

City of La Marque Ordinances Section 35-14. "(a) No person shall deposit or place any garbage, rubble or rubbish in any alley, street or other public place within the city, or upon private property, whether owned by such person or not, within the limits of the city unless the same is enclosed within a suitable container, boxed or bundled as approved in this chapter, and at a location approved for collection by the sanitation department. (b) Fermenting, putrefying or odoriferous garbage or rubbish in containers uncollected or dumped in the open shall constitute a nuisance and a violation of this chapter. (c) No person shall deposit, or place any garbage, rubble or rubbish in any container or in any place which said person has not properly established pickup service with the city."

ICC ELECTRIC**Wiring exposed to direct sunlight****E3702.3.3**

International Electrical Code Section E3702.3.3 Locations exposed to direct sunlight. Insulated conductors and cables used where exposed to direct rays of the sun shall be of a type listed for sunlight resistance or listed and marked "sunlight resistant"

IPMC03 605.1**Improper wiring**

International Property Maintenance Code 2003 605.1 Installation. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

We would appreciate your cooperation in seeing that the property is brought into compliance within **ten (10) days** from the date of receipt of this letter. If not, we may be forced to take further action which may include filing charges in Municipal Court and/or having the property brought into compliance by our contractor and placing a lien against the property for all charges incurred.

Note, as per Texas State Statue 342.006(d) ".....if the owner commits another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the municipality without further notice may correct the violation at the owner's expense and assess the expense against the property". Once charges have been filed in Municipal Court, we will not dismiss the charges. Failure to appear in court will result in a warrant being issued for your arrest.

Please do not hesitate to contact my office at (409) 938-9256 if you have any questions. I will be happy to discuss this matter with you. Thank you for your assistance.

Sincerely,

KATHLEEN VAN STAVERN
CITY MARSHAL / CODE COMPLIANCE SUPERVISOR



City of La Marque

1111 Bayou Rd.
La Marque, TX 77568
(409)938-9204

CASE

Complaint Type:

Date Submitted:

Complaint Status:

Date Closed:

Location

Street:

Location:

City: St: Zip:

Intersection:

Violator Information

Name:

Phone:

Address:

Email:

Nature Of Complaint

Parcel Information

Parcel #	Parcel Address	Owner Name	Owner Address
R198846	2025 Kansas La Marque, Tx 77568	SHIRLEY FANUIEL	1819 Rosalee La Marque, TX 77568

Details

Name	Value	Name	Value
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Violations

Code: ELECTRICAL **Description:** Dangerous Conditions
CODE SEC901.3

Electrical Code Section 901.3 Dangerous conditions. Whenever the code official shall find any structure or upon any premises dangerous or hazardous conditions or materials, the code official is authorized to order such dangerous conditions or materials to be removed remedied in accordance with the provisions of this code.

Code: FC SECT. 311.1.1 **Description:** Abandoned Premises

Fire Code Section 311.1.1 Abandoned Premises. Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with the International Property Maintenance Code and the International Building Code.

Code: FC SECT. 311.2 **Description:** Safeguarding Vacant Premises

Fire Code Section 311.2 Safeguarding Vacant Premises. Temporarily unoccupied buildings, structures, premises or portions thereof shall be secured and protected in accordance with this section.



Code: FC SECT. 311.2.1 **Description:** Security of Vacant Premises

Fire Code Section 311.2.1 Security. Exterior openings and interior openings accessible to other tenants or unauthorized persons shall be boarded, locked, blocked or otherwise protected to prevent entry by unauthorized individuals.

Code: IBC03-115.1 **Description:** Unsafe Structures - Conditions

2003 International Building Code Section 115.1 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 which constitute a fire hazard, or are otherwise dangerous to human life or the 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 entry shall be deemed unsafe.

Code: IPMC03 - SEC 304.2 **Description:** Maintenance of windows, paint, exterior

International Property Maintenance Code 2003 Section 304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Code: IPMC03 - SEC 304.6 **Description:** Exterior walls shall be free from holes

International Property Maintenance Code 2003 Section 304.6 Exterior walls. All 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

Code: IPMC03 301-2 **Description:** Property owner responsibility

International Property Maintenance 2003 Code 2003 301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit, or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

Code: IPMC03 304.7 **Description:** Maintenance of roofs and drainage

International Property Maintenance Code 2003 Section 304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration on the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Code: IPMC03 SEC. 108.5 **Description:** Prohibited Occupancy

International Property Maintenance Code 2003 Section 108.5 Prohibited occupancy. Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.



City of La Marque

1111 Bayou Rd.
La Marque, TX 77568
(409)938-9204

Code: IPMC03 SEC108-1 **Description:** Definition of Unsafe Structure

International Property Maintenance Code Section 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.

Code: IPMC03 SECTION 108.1 **Description:** Structure found to be unfit for human occupancy

International Property Maintenance Code Section 108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

Code: SECTION 14.283 (A)(DUP-142) **Description:** Demo (Substandard Bldg)

City of La Marque Ordinances Section 14.283(a) "When it shall appear that a building or structure in the city is a substandard building under the terms of this article and that such building or structure or the manner of its use constitutes an immediate and serious danger to life or property, the condition shall be deemed a condition justifying the use of emergency measures. In such case, the building standards commission, a majority of the commissioners or the building official may, with the consent and approval of the city manager, order the following emergency measures to be taken: (1) Immediate vacation of such building, structure and/or adjoining buildings or structures; (2) Vacation of the danger area around such building or structure; (3) Such emergency shoring-up and bracing of walls, roofs and supports as are required to render such building or structure safe; (4) Destruction of such walls, roofs and supports or the entire structure or so much thereof as cannot be braced or made secure with safety; and (5) Posting of notices on or near such building or structure or buildings or structures, notifying the public of such order and ordering all persons to keep out of such building, buildings, structure or structures and the areas of danger surrounding it or them."

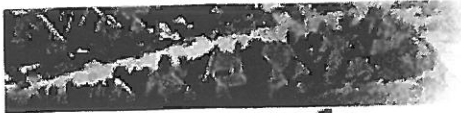
Inspections

Inspection Type: SITE INSPECTION

**Inspection
Number:**

Inspection Date:

Inspector:



Galveston Central Appraisal District

9850 Emmett F. Lowry Expressway, Ste. A101, Texas City, TX 77591, (866)
Data on this Web site represents 2015 Information, click history for values

Property Detail Sheet (R198846)

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[News](#)
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[Searches](#)

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- [Account Search](#)
- [Owner Search](#)
- [Address Search](#)

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[Protest](#)
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[GIS Map](#)
[Datasheet](#)

Owner Information

Owner ID: O455300
Owner Name: FANUIEL, SHIRLEY A
Owner Address: 1819 ROSALEE ST
LA MARQUE, TX 77568-4040
Property Address: 2025 KANSAS
LA MARQUE, TX 77568

Parcel Information

Legal Description: ABST 150 PAGE 1 LOT 44 BLK 10 MENTOR & BELL
Neighborhood: 3150(3150 - Edgars Addn)
Acreage: .164
Cross Reference: 5120-0010-0044-000
Undivided Interest: 100%

Exemption Codes:

Entity Codes: GGA (Galveston County)
J05 (Mainland College)
S15 (La Marque Isd)
C32 (La Marque City)
RFL (Co Road & Flood)
D02 (Drainage #2)

Deed Type: Trustee's Deed
Deed Book:
Deed Page: 2002026308
Map Page: 260-D
Links:

Values Breakdown 2015 Value

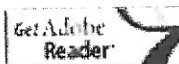
Land HS:	\$0 +
Land NHS:	\$2,490 +
Improvement HS:	\$0 +
Improvement NHS:	\$5,000 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	\$7,490 =

Improvements

ID	Type	SPTB	Segs	Value
<u>Imp1</u>	R (Residential)	A1 (Real Residential Single Family)	2	\$ 8,010

Land

ID	Type	SPTB	Acres	Market
<u>Land1</u>	RL (Residential Lot)	A1 (Real Residential Single Family)		\$ 2,490



A recent version of Adobe Acrobat Reader is required to view PDF documents. Acrobat Reader is a free program available [here](#).