



10350 UP RIVER RD - RESIDENTIAL & ACCESSORY STRUCTURE(S)

- Substandard case started 2/15/2024.

Structures deemed substandard based on the following findings:

- Structures do not meet the minimum requirements and standards as set forth in the Corpus Christi Property Maintenance Code.
- Exterior of the structures are not in good repair, are not structurally sound, and do not prevent the elements or rodents from entering the structure.
- Interior of the structures are not in good repair, are not structurally sound, and are not in a sanitary condition.
- Structures are unfit for human occupancy and found to be dangerous to the life, health, and safety of the public.

City Recommendation: Demolition of residential & accessory structure(s) (Building Survey attached)

Property located in a residential area and off a 1-37 frontage rd.

According to NCAD, the owner took possession of property 11/9/2012.

Case, Abatement, and Citation History

Total number of Code complaints: 0

Total number of cases: 4

Owner Compliance: 3

City Abatements: 0

Citations issued: 0



10350 UP RIVER RD - RESIDENTIAL & TWO ACCESSORY STRUCTURES

Date	Case Type	Violation(s)	Status
9/11/2014	Vacant Building	Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Owner Compliance
4/06/2022	Vacant Building	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS Section 22-6 LITTER AND SOLID WASTE Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Owner Compliance
2/08/2024	Vacant Building	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS Section 22-6 LITTER AND SOLID WASTE Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Owner Compliance
2/15/2024	Substandard Structure	108.1.3 Structure Unfit for Human Occupancy	IN PROGRESS

Abatement history for 10350 Up River Rd.

No abatements have been done to property address

CCPD calls to property:

Nature of Call	10350 Up River Rd.
Building Fire Residential Building Fire	1
Grand Total	1



10350 UP RIVER RD - RESIDENTIAL & TWO ACCESSORY STRUCTURES

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
11/14/2024	Lisa Coffey	No Contact

COMPLAINT

Monday October 28, 2024

Building Standards Board
City of Corpus Christi
2406 Leopard St.
Corpus Christi, Texas 78408

RE: 10350 Up River Rd.

Case # V224818-021524

OWNER: Lisa Coffey

**Code Compliance Supervisor
Roland Maldonado**

Dear Board Members:

Pursuant to Article II and in accordance with Section 13-22(B), of the Corpus Christi Property Maintenance Code, this Department has initiated and prepared the above listed case for your review and consideration. On **February 12, 2024**, the code official determined that there were reasonable grounds to believe there was a violation(s) of the Corpus Christi Property Maintenance Code or any rule or regulation concerning the health, safety, or general welfare adopted by the city as it relates to structures or premises and gave notice of such alleged violation to the owner of the property. Thirty days have elapsed since the notice of violation(s) was provided and such violation(s) have not been cured.

Staff recommends a hearing be set for not less than ten (10) days or more than forty-five (45) days from the date of this complaint. At this hearing staff recommendation for the above listed property will be repair/**demolition**.

If you have any questions concerning the above, please call (361) 826-3046.

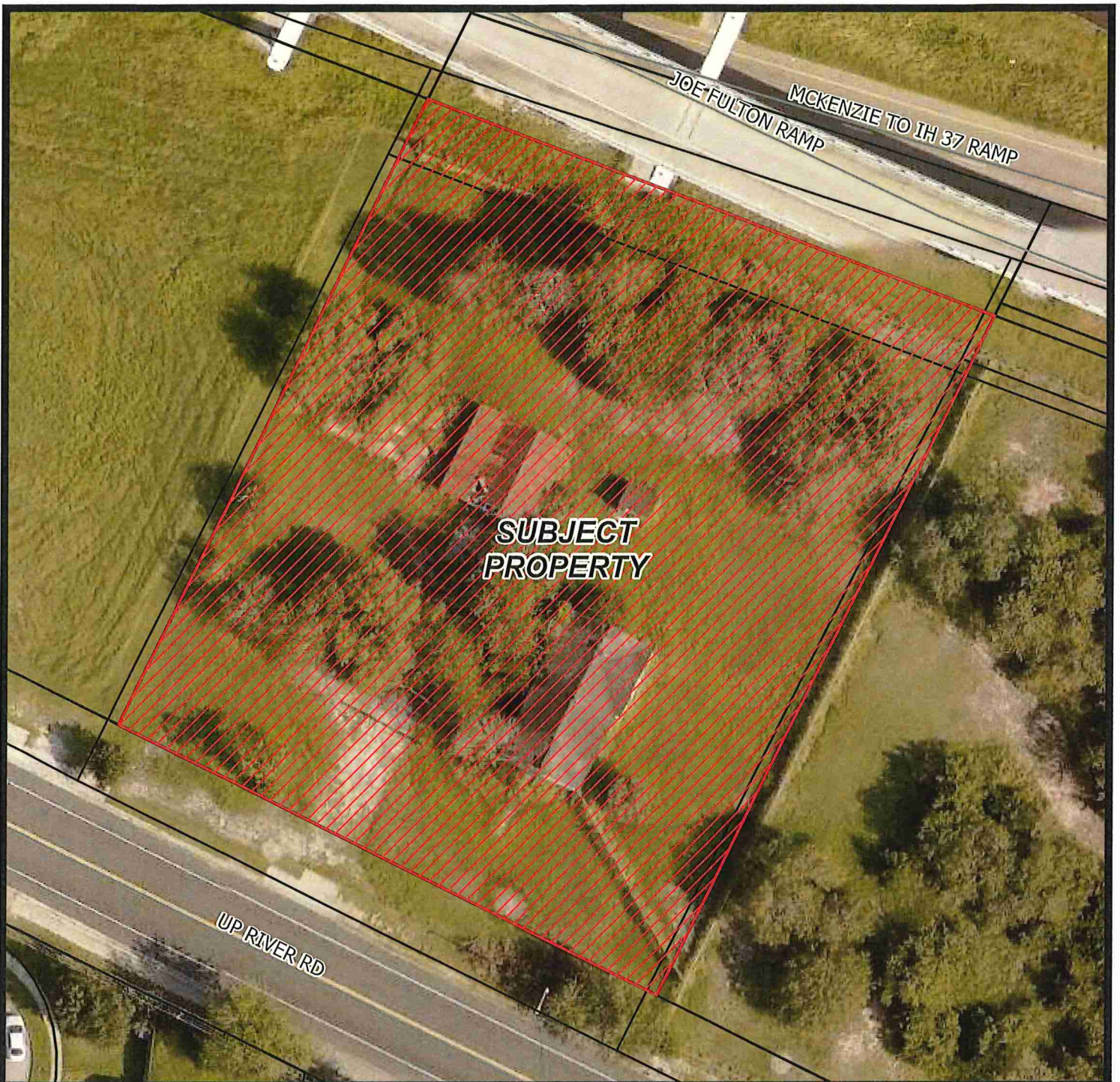


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

cc: Carlos Martinez, Monica Pareso, Catherine Giffin, John Solberg, Merced Pena,
William Ewing, Chic Henderson

CASE TIMELINE FOR 10350 UP RIVER RD.

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	2/15/2024	n/a	n/a
Initial Inspection Completed	2/15/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	2/15/2024	When there are reasonable grounds to believe there is a violation	City Ordinance Sec. 13-22(A) & (D)(2)
Notice of Violation Posted in Newspaper	7/19/2024 & 7/22/2024	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13-22(A) & (D)(3)
Deadline to comply with Newspaper Notice of Violation	8/19/2024	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	2/26/2024	Returned mail rec'd- Return to sender, no such number, unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	9/23/24-9/27/24 & 9/30/24-10/4/24	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)
Deadline to comply with Mailed Notice of Violation	3/17/2024	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	3/26/2024	Not less than 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	10/28/2024	When owner refused to comply; when not cured within 30 days from receipt of notice or any further agreed time; or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)(2)
Notice of Hearing Mailed to Last Known Address	10/29/2024	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	10/28/2024 & 10/29/2024	At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13-22(C) & (D)(3)
Notice of Hearing Filed with County Clerk	10/30/2024	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.001€
Returned Notice of Hearing Posted at Front Door of Property	11/11/24-11/15/24 & 11/18/24-11/20/24	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	11/15/2024	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	11/21/2024	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



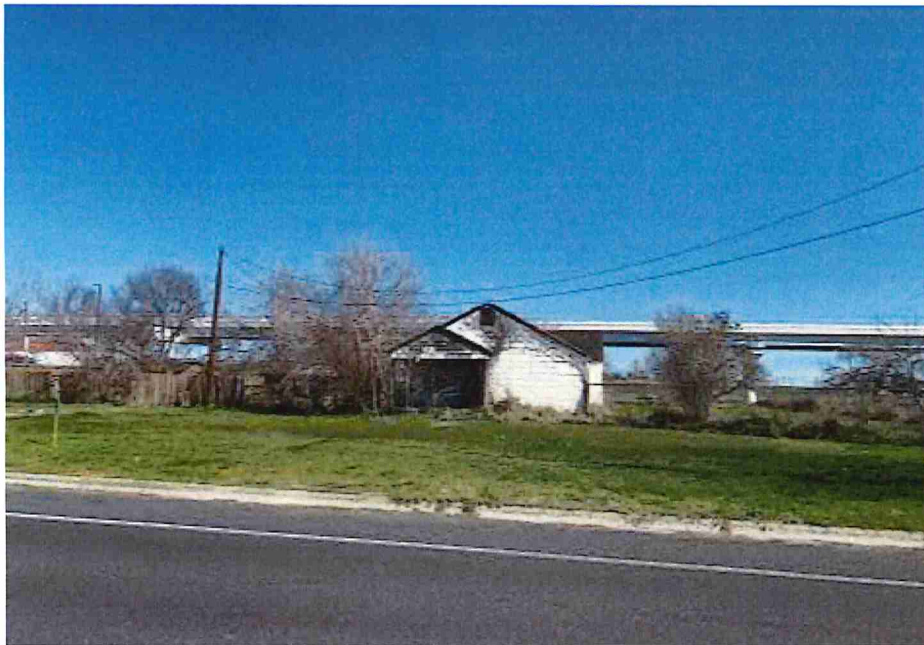
10350 UP RIVER RD

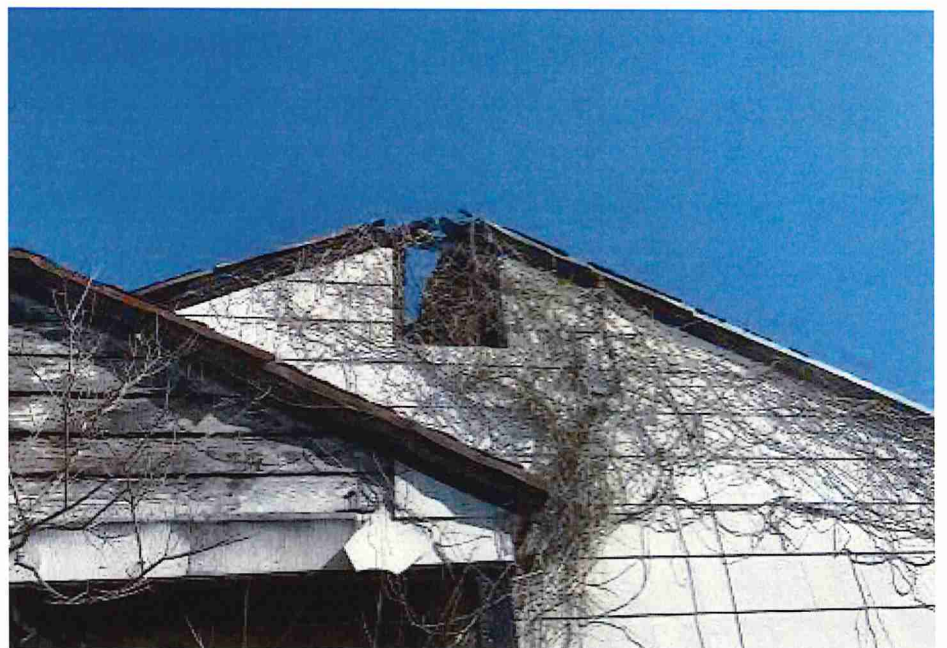
Aerial View

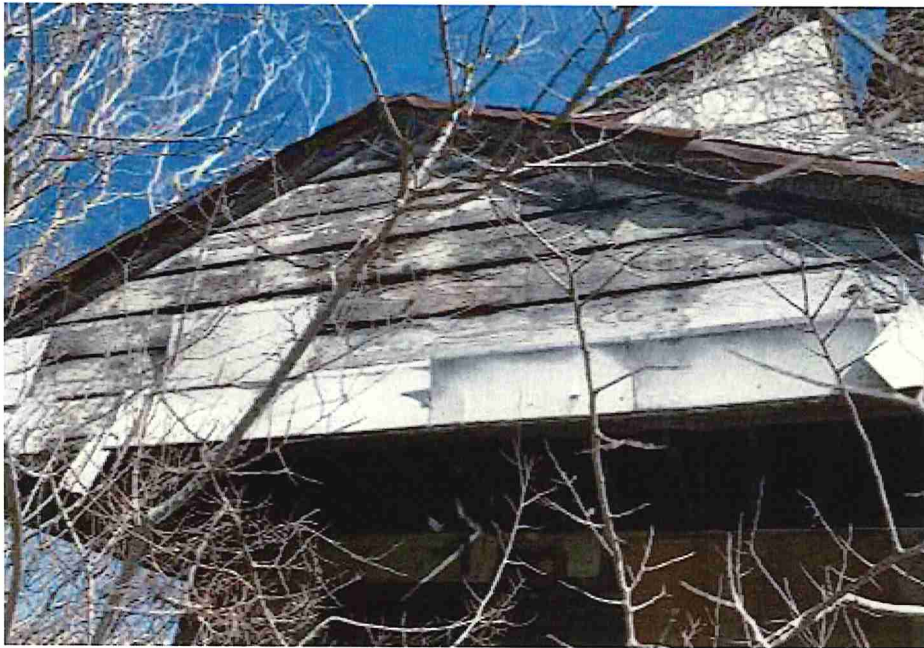


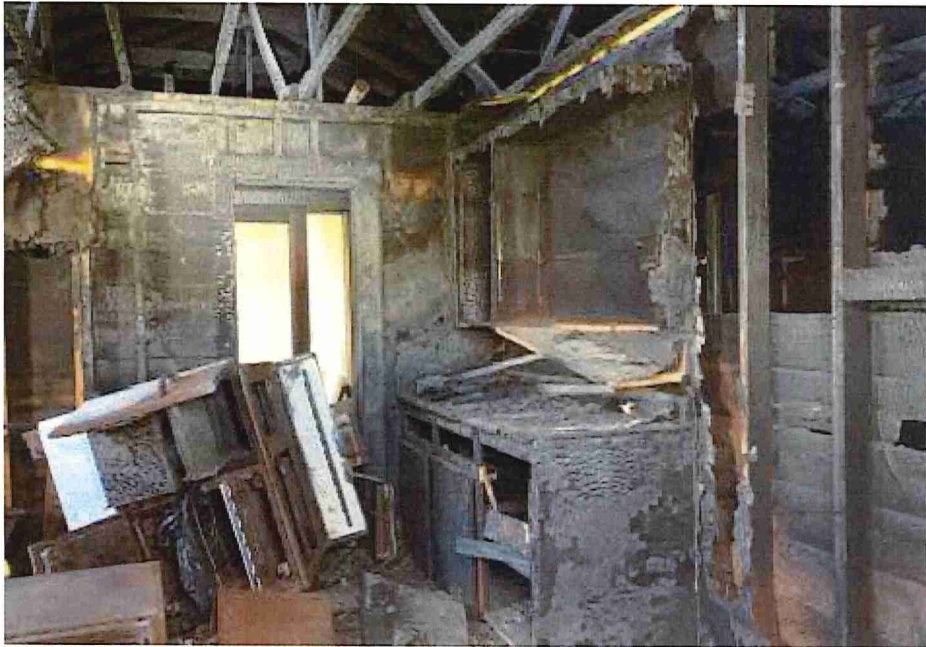
Subject Property

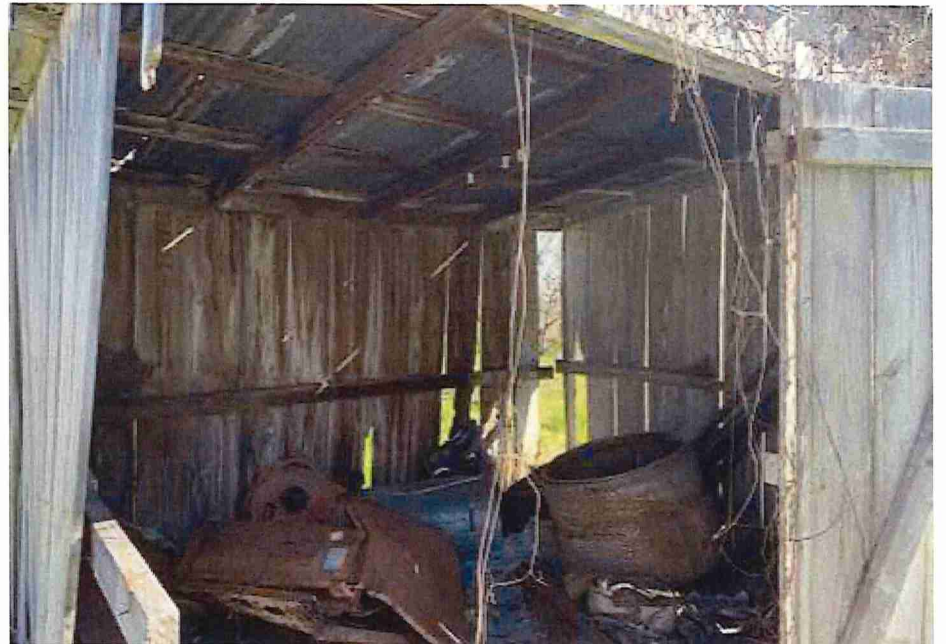
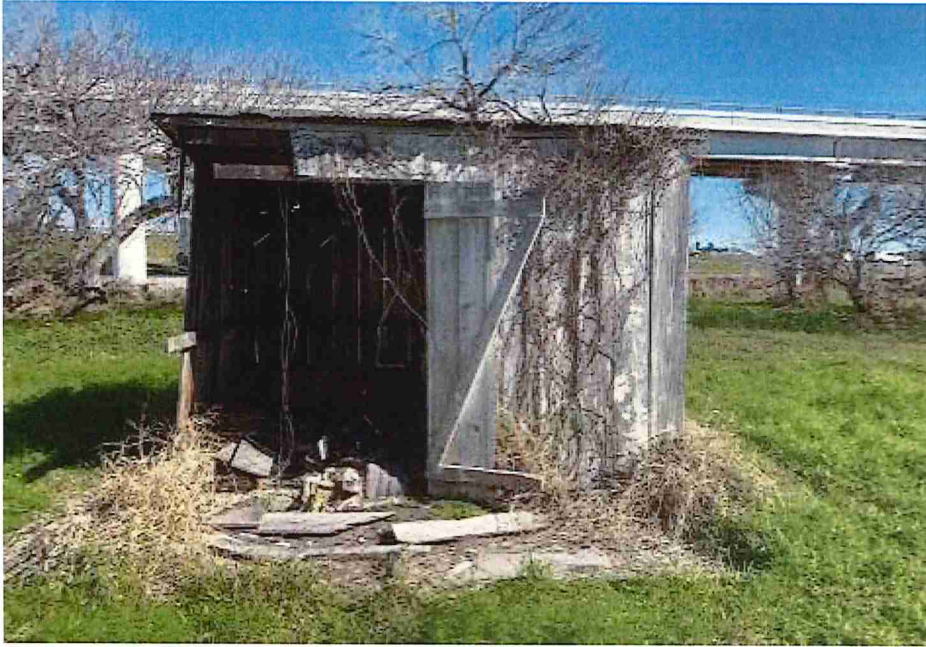


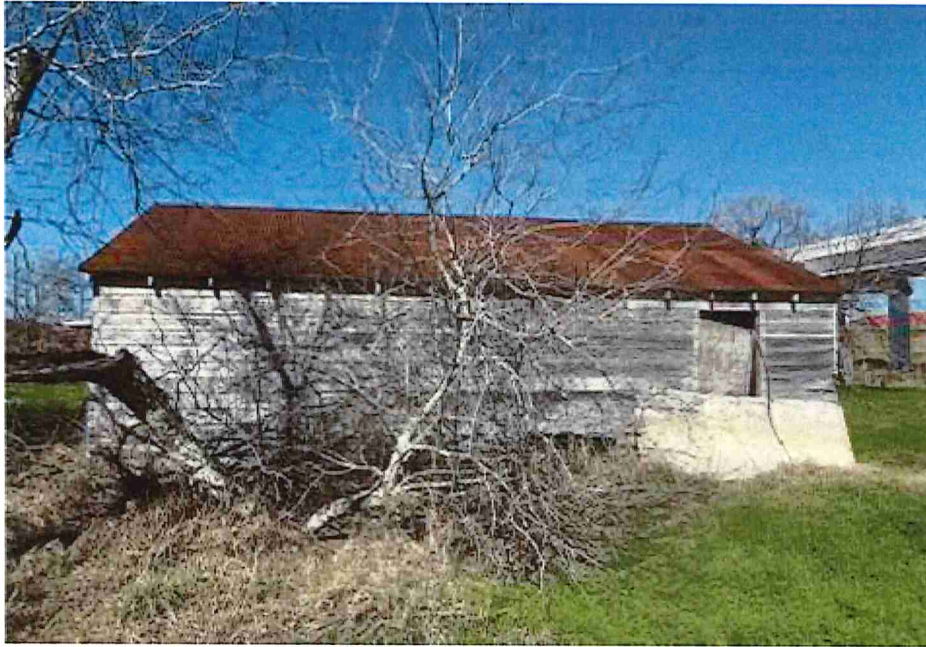


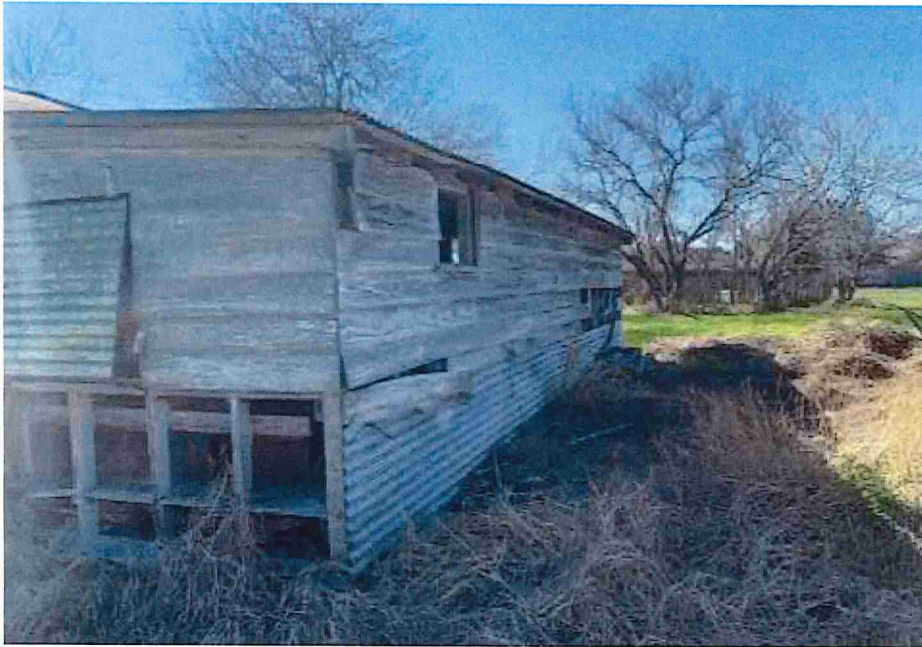


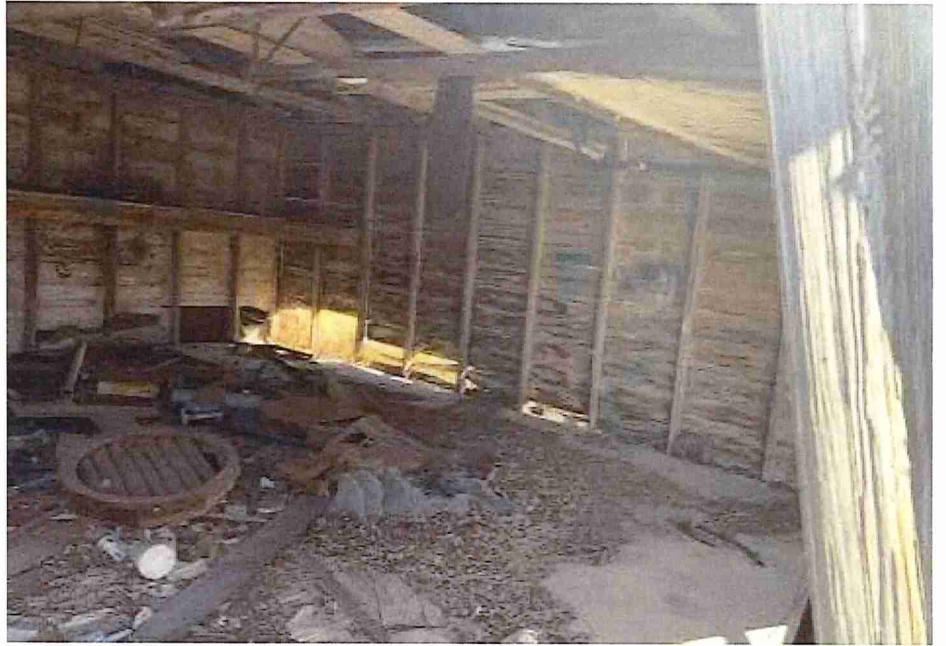












City of Corpus Christi – BUILDING SURVEY

Account Number: 4973-0001-0060

Inspection Date: 2/12/2024

Zoning Use: RS-6

Revised Date: 02/15/2024

Officer: Mike Shelton

Property Address: 10350 UP RIVER RD

Legal Description: MCKINZIE .9622 AC OUT OF LT 6 BLK 1

Owner: COFFEY LISA

Mail to: PO Box 875

City, State, Zip: HOBBS, NM 88241-0875

Dwelling Commercial Accessory Sq. Ft. Story
 Wood Frame Masonry Fire Damage 3 # of Units Inside Inspection
 Vacant Occupied Open Placard
Placard Posted on: 2/12/2024

Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.

Permits Required:

Building Plumbing Electrical Mechanical
 Fire Health Other:

Smoke Alarms:

Missing Inoperative Improperly Located Additional Alarms Required

OUTSIDE WALL:

(304.1, 304.2 304.4 & 304.6)

Type:

Charred Wood
 Rotten Wood
 Rotten Corner Boards
 Missing Boards
 Badly in Need of Paint
 Siding Broken / Missing
 Holes
 Cracks
 Buckled
 Leans
 Missing Brick
 Loose Brick
 Damaged Exterior Trim
 Other:

ROOF:

(304.1 & 304.7)

Type:

Charred Wood
 Rotten Eaves
 Rotten Rafter Tails
 Rotten Decking
 Missing Shingles
 Deteriorated Shingles
 Leaks
 Sags
 Buckled
 Collapsed
 Worn
 Torn
 Holes
 Other:

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

Inadequate Support
 Rotten Wood
 Piers Lean
 Piers Missing
 Cracks/Perimeter Wall
 Cracks/Slab
 Pads Missing/Cracked
 Missing Skirting
 Missing Access Cover
 Exposed Sills
 Rotten Sills
 Damaged Floor Joist
 Sagging Floor Joist
 Other:

WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17)

- Charred Wood
- Broken Glass
- Missing Screens
- Torn Screens
- Missing / Broken Sash
- Do Not Open
- Rotten Sills
- Rotten / Broken Frames
- Other:

PORCHES: (304.1, 304.2, 304.10, 304.12, 305.4, 305.5 & 307.1)

- Charred Wood
- Missing / Broken Boards
- Loose
- Rotten Wood
- Inadequate Support
- Support Post Missing
- Support Post Loose
- Faulty Weather Protection
- Other:

DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)

- Charred Wood
- Missing
- Damaged
- Poor Fit
- Damaged / Missing Screen(s)
- Off Hinges
- Blocked Exit
- Rotten
- Other:

STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)

- Charred Wood
- Rotten Wood
- Missing Boards
- Inadequate Support
- Missing Handrails
- Faulty Weather Protection
- Other:

PLUMBING: BATHTUB / SHOWER

(403.2, 502.1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1, & 505.3)

- Missing
- Faucets Loose / Broken / Missing
- No Anti-Siphon Faucets
- Missing Overflow Plate
- Missing Tap
- Missing Shower Head
- Not Vented
- Disconnected
- Stopped Up
- Damaged Shower Stall
- Other:

PLUMBING: WATER CLOSET

(404.4.3, 502.1, 502.2, 502.3, 502.4, 503.1, 503.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)

- Missing
- No Anti-Siphon Ballcock
- Stopped Up
- Poorly Anchored
- Seeps Around Bowl
- Water Supply Line Leaks
- Flush Ell Leaks
- Runs Constantly
- Tank Broken / Cracked
- Bowl Broken / Cracked
- Disconnected
- Missing Flush Handle
- Missing Flapper
- Urinal; No Back-Flow Preventive
- No Elongated Bowl / Open-end Seat
- Other:

WATER HEATER:

(505.4, 603.1, 603.2, 603.3, 603.4 603.5 & 603.6)

- Gas
- Electric
- Missing
- Disconnected
- Temperature Pressure Release Valve Missing
- Temperature Pressure Release Valve Broken
- Drain Line Missing
- Not Approved Pipe
- Not Extended Outside
- Elbowed Down
- Vent Missing / Loose
- No Double Wall Pipe / Attic
- Nonconforming Vent
- Inadequate Combustion Air
- Thermostat Missing / Damaged
- No Gas Cut Off
- Missing Firebox Door
- Gas Supply Line Not Approved Pipe
- Gas Fired – Located in Bathroom
- Gas Fired – Located in Bedroom
- Fire Damaged
- Other:

LAVATORY: (404.4.3, 502.1, 502.2, 502.3
502.4, 504.1, 504.2, 504.3, 505.1.1,
506.1 & 506.2)

- Missing
- No Anti-Siphon Faucets
- Faucets Leak / Broken / Missing
- "P" Trap Leaks / Missing
- Defective Trap
- Stopped Up
- Water Supply Line Leak
- Loose from Wall
- Nonconforming Waste Line
- X Disconnected
- Other:

KITCHEN SINK: (305.1, 305.3, 502.1,
505.1.1, 506.1 & 506.2)

- Defective Trap
- Faucets Loose / Broken
- Faucets Missing
- "P" Trap Rubber Hose
- Trap Leaks / Missing
- Stopped Up
- X Disconnected
- Damaged Counter Top
- Damaged Back Splash
- Other:

ELECTRICAL SERVICE: (604.1, 604.2
604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1
605.1, 605.2 & 605.3)

- X Service Panel Burned
- Service Missing
- X Service Appears Below Code
- Two-Wire Service
- X Inadequate
- Defective
- X Disconnected
- Service Not Grounded
- Missing Breakers / Fuses
- X Missing Interior / Exterior Panel Cover
- Exposed Wiring
- Nonconforming Wiring in Panel
- Drops Too Low
- Other:

GAS SYSTEM: (602.1, 602.2, 602.3, 602.5
603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)

- Gas Pressure Test Required
- Gas Leak
- Line Appears to Enter Building Below Grade Level
- Gas Supply Not Approved Pipe
- Rubber Hose to Space Heaters
- Non-Rigid Pipe Run Through Partition Wall
- Other:

PLUMBING MISCELLANEOUS:

- (504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
- Open Clean Out / Water Leak; Yard / Under House
 - Vent Stack Missing / Broken
 - Vent Stack Not Extended Through Roof
 - Rain Guard Damaged / Missing
 - Exposed Exterior PVC Pipe
 - PVC Water Supply Lines
 - Washer No "P" Trap / Not Vented / Not Cut Offs
 - Sewer Line Stopped Up
 - Sewer Running Out on Ground
 - Other:

INSIDE WALLS AND CEILINGS:

(305.1, 305.2, 305.3 & 404.3)

- X Charred Wood
- X Paint Deteriorated
- X Cracks
- X Holes
- Torn Wallpaper
- Damaged Paneling
- X Sheetrock Broken / Missing / Holes, 506.1 & 506.2
- X Sheetrock Mildewed / Buckled
- X Ceiling Damaged / Missing
- X Water Damaged / Smoke Damaged
- Impervious Material Around Tub
- Enclosure Damaged / Missing
- Walls Around Tub Not Water Resistant
- Inadequate Ceiling Height
- Other:

SYSTEM:

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

- Burned Wiring / Plugs / Switches
- Burned Fixtures
- Less Than 1 Duplex Recept. /20 liner ft-Bedroom/Living Rm/Dining Rm/Den/Kitchen
- No Small Appliance Circuits Over Kitchen
- Counter Space with GFCI
- Only One Small Appliance Circuit Over Kitchen
- Counter Space with NO GFCI
- Kitchen Appliance Circuits – No GFCI
- Plugs Missing / Loose / Broken
- Switches Missing / Loose / Broken
- Fixtures Missing / Loose / Broken
- Missing Switch Cover / Plug Covers
- Extension Cords in Place of Permanent Wiring
- Bathroom Circuit NO GFCI
- Conduit Broken / Loose / Missing
- No Separate Circuit For
- No Disconnect for Air Conditioner
- Exterior Lights Missing; Front / Back / Side
- Porch Lights Broken / Missing / Loose
- Other:

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

- Charred Wood
- Rotten Wood
- Missing Boards
- Holes
- Cracks
- Not Level
- Buckled
- Torn
- Damaged
- Other:

MECHANICAL:

(403.1, 403.2, 603.1 & 603.6)

- Vented Wall Heater Damaged / Missing
- Floor Furnace Damaged / Missing
- Nonconforming Gas Line to Space Heater
- Wall Heater with No Vent in Bathroom
- Thermostat Damaged / Missing
- Gas-Fired Heating Appliance within 2' of Tub / Shower / Water Closet
- Condensing Unit Damaged / Missing
- No Vent Fan or Window in Bathroom
- Vent Fan Missing / Not Operable
- Heat with No Vent in Commercial Building
- Fire Damage
- Other:

ACCESSORY SURVEY:

(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)

- TYPE: _____
- Roof Type: METAL
- Rotten
- Loose
- Torn
- Holes
- Missing
- Walls Type: WOOD FRAME
- Rotten
- Leaning
- Buckled
- Missing
- Other:

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

- No Hot and Cold Water Supply
- Insect, Roach, Rodent Infestation
- Lacks Adequate Garbage Containers
- Other:

- Foundation Type: PAD
- Sunken
- Rotten Sills
- Other:



CODE ENFORCEMENT DIVISION
ACCESSORY BUILDING SURVEY BUILDING #1



Address: 10350 UP RIVER RD
Legal Description: MCKINZIE .9622 AC OUT OF LT 6 BLK 1
Tax Account No: 4973-0001-0060
Property Owner: COFFEY LISA
Mailing Address: PO BOX 875
City, State, Zip: HOBBS, NM 88241-0875

Inspection Date: 11/12/2024
Zoning District:
Compliance Officer: SAMUEL GOMEZ
Placard Date:
Case No: V224818-021524

Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.

Permits required: Building Plumbing Electrical Mechanical Fire Other:

Accessory Structure Type: Wood Frame Masonry Fire Damage
(302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2)

Roof Type:

- Rotten
 Loose
 Torn
 Holes
 Missing
 Other:

Wall Type:

- Rotten
 Leaning
 Buckled
 Missing
 Other:

Foundation Type:

- Sunken
 Cracked
 Rotten
 Other:

Description	Max	Unit A	Unit B	Unit C	Unit D
Roofing Frame	16				
Roof Cover	17				
Wall Framing	18				
Siding	15				
Foundation	24				
Doors/Windows	10				
Total %	100				



CODE ENFORCEMENT DIVISION

ACCESSORY BUILDING SURVEY BUILDING #2



Address: 10350 UP RIVER RD
 Legal Description: MCKINZIE .9622 AC OUT OF LT 6 BLK 1
 Tax Account No: 4973-0001-0060
 Property Owner: COFFEY LISA
 Mailing Address: PO BOX 875
 City, State, Zip: HOBBS, NM 88241-0875

Inspection Date: 11/12/2024
 Zoning District:
 Compliance Officer: Samuel Gomez
 Placard Date:
 Case No: V224818-021524

Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.

Permits required: Building Plumbing Electrical Mechanical Fire Other:

Accessory Structure Type: **Wood Frame** Masonry Fire Damage
 (302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2)

Roof Type:
 Rotten
 Loose
 Torn
 Holes
 Missing
 Other:

Wall Type:
 Rotten
 Leaning
 Buckled
 Missing
 Other:

Foundation Type:
 Sunken
 Cracked
 Rotten
 Other:

Description	Max	Unit A	Unit B	Unit C	Unit D
Roofing Frame	16				
Roof Cover	17				
Wall Framing	18				
Siding	15				
Foundation	24				
Doors/Windows	10				
Total %	100				

VIOLATION(S): 10350 UP RIVER RD.

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 to be an unlawful structure, the structure or equipment shall be deemed a threat to the public health, safety or welfare.

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.

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 insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

108.1.4 Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below, but which is not limited to those described below, shall be considered dangerous and may be deemed substandard:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of this City as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged, or which cannot be expected to withstand winds of hurricane force.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light. Ventilation, electrical, mechanical, or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease, including all conditions conducive to the harboring of rats or mice or other disease-carrying animals or insects reasonably calculated to spread disease.
10. Any building or structure, because of a lack of sufficient or proper fire- resistance-rated construction,

fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.

11. All buildings or structures which have pit privies where the same are not permitted by law or which are not connected to the city sewer when required by law or where inadequate and unsanitary pit privies or septic tanks exist.

12. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

302.7 Accessory structures. All accessory structures, including detached garages, shall be maintained structurally sound and in good repair.

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.

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

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.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing. Glazing materials shall be maintained free from cracks and holes.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

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

304.4 Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.4 Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation. All foundations, piers, or other structural elements shall be maintained plumb and capable of adequate support, free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 Exterior walls. 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.

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 in 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.

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential

occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

305.2 Structural members. Structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

305.3 Interior surfaces. Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

305.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

309.1 Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

604.1 Electrical facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes. Exception: Electric service may be maintained if installed lawfully.

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, to include but not limited to hazards associated with fire exposure, the code official shall require the defects to be corrected to eliminate the hazard.

"604.3.1.1 Electrical equipment. Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the International Building Code as adopted and amended by the City. Exception: The following equipment shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer's representative indicates that the equipment has not sustained damage that requires replacement:

1. Enclosed switches, rated a maximum of 600 volts or less;
2. Busway, rated a maximum of 600 volts;
3. Panelboards, rated a maximum of 600 volts;
4. Switchboards, rated a maximum of 600 volts;
5. Fire pump controllers. rated a maximum of 600 volts;
6. Manual and magnetic motor controllers;
7. Motor control centers;
8. Alternating current high-voltage circuit breakers;
9. Low-voltage power circuit breakers;
10. Protective relays, meters and current transformers;
11. Low- and medium-voltage switchgear;
12. Liquid-filled transformers;

13. Cast-resin transformers;
14. Wire or cable that is suitable for wet locations and whose ends have not been exposed to water;
15. Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water;
16. Luminaires that are listed as submersible;
17. Motors;
18. Electronic control, signaling and communication equipment."

604.3.2 Abatement of electrical hazards associated with fire exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to fire.

604.3.2.1 Electrical equipment. Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, shall be replaced in accordance with the provisions of the International Building Code as adopted and amended by the City. Exception: Electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer's representative indicates that the equipment has not sustained damage that requires replacement.

605.1 Installation. Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

605.2 Receptacles. Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

605.3 Luminaires. Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain not less than one electric luminaire. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.

702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code as adopted and amended by the City.



CASE DOCUMENTATION FOR VIOLATION LETTERS MAILED FOR BSB HEARING
[ALL LETTERS ARE MAILED CERTIFIED AND FIRST CLASS]

Case No: B1 Letters, V224810-021524

ADDRESS: 10350 UP RIVER RD.

Tax Account No: 4973-0001-0060

Owner(s): LISA COFFEY

LAST UPDATED ON: Tuesday, August 06, 2024

LETTERS MAILED from 2/15/2024 TO 2/15/2024

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
COFFEY LISA PO BOX 875 HOBBS, NM. 88241-0875	OWNER	B1 Letter Mailed on 2/15/2024
LISA COFFEY 10350 UP RIVER RD. CORPUS CHRISTI, TX. 78410	OWNER	B1 Letter Mailed on 2/15/2024 RETURNED MAIL REC'D 2/29/2024- RETURN TO SENDER NO SUCH NUMBER UNABLE TO FORWARD
LISA COFFEY 14909 RED RIVER RD CORPUS CHRISTI, TX. 78410	OWNER	B1 Letter Mailed on 2/15/2024 RETURNED MAIL REC'D 2/26/24- RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD