



2418 JOHN ST. - RESIDENTIAL STRUCTURE

- Substandard case started 1/8/2024

Structure deemed substandard based on the following findings:

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

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

Property located in a residential area.

According to NCAD, the owner took possession of property 5/13/2013

Case, Abatement, and Citation History

Total number of Code complaints: 1

Total number of cases: 1

Owner Compliance: 0

City Abatements: 0

Citations issued: 0

Date	Case Type	Violation(s)	Status
1/08/2024	Substandard Structure	108.1.5 Dangerous Structure or Premises	In Progress



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Abatement history for 2418 JOHN ST.

Date

Cost/Admin Fee

Case Type

No abatements have been done to property address.

CCPD calls to property:

Nature of Call	2418 John St.
Law Enforcement Investigation Field Event	2
Grand Total	2

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
1/16/2024	CAROL ANN MERCER	SHE PROVIDED THEY WERE TRYING TO SELL THE PROPERTY TO THE PORT OF CC HOWEVER COULD NOT FIND SOME OF THE HEIRS. SHE PROVIDED THEY WOULD LIKE TO DEMO THE PROPERTY THEMSELVES SO THAT THEY ARE NOT CHARGED ANY EXTRA FEES. I INFORMED HER OF THE 30-DAY TIMEFRAME DATE AND TO GIVE US A CALL FOR MORE TIME IF THEY NEEDED IT.

10/28/2024

Code Compliance Supervisor: Roland Maldonado

Case# V22340-010824

Property Owner: Tyre Bell Jr ETALS

Address (☒Residential ☐Commercial): 2418 John St.

Staff Recommendation(s): **Demolition**

☒Residential Structure only

☐Residential and Accessory Structure

☐Commercial Structure only

☐Commercial and Accessory Structure

Under the provisions of Section 13-22 (H)(1)(c) of the Corpus Christi Property Maintenance Code and due to substandard and dilapidated condition of the structure(s), a hazard to the health, safety, and welfare of the public is henceforth declared.

Therefore, the owner be required to **demolish** the structure(s) within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish.

Notices

1. Letters of substandard conditions sent by certified mail.
2. Final notice sent by certified mail.
3. Certified letter of hearing sent by certified mail
4. Notice of hearing published in newspaper.

Additional

1. Owner Deceased: ☐ No ☒ Yes If deceased verification by: ☒Obituary ☐Death Certificate
2. Structure Entered by: ☐Search Warrant ☐Consent Given by: ☒Unsecure
3. Taxes due: ☐ Current ☒Past due -Amount owed: \$2,184.15
4. Utilities: ☐Active ☒Inactive-Last active date: 7/3/1997
5. Year Structure Built: 1905
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☐Yes ☒No

COMPLAINT

Monday, October 28, 2024

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

RE: 2418 John St.

Case # V222340-010824

OWNER: Tyre Bell Jr ETALS

**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 **January 8, 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.

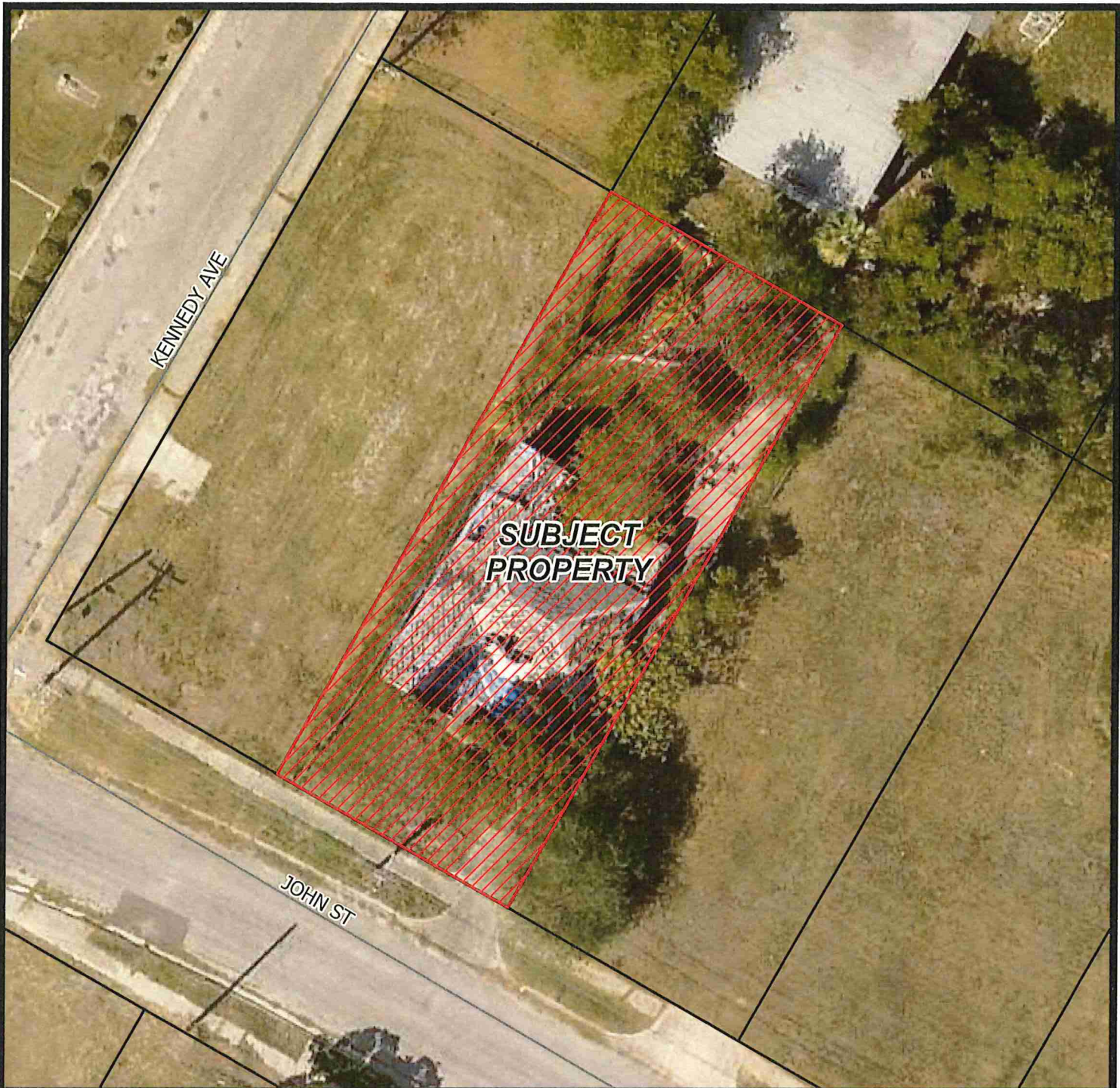


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

CASE TIMELINE FOR 2418 JOHN ST.

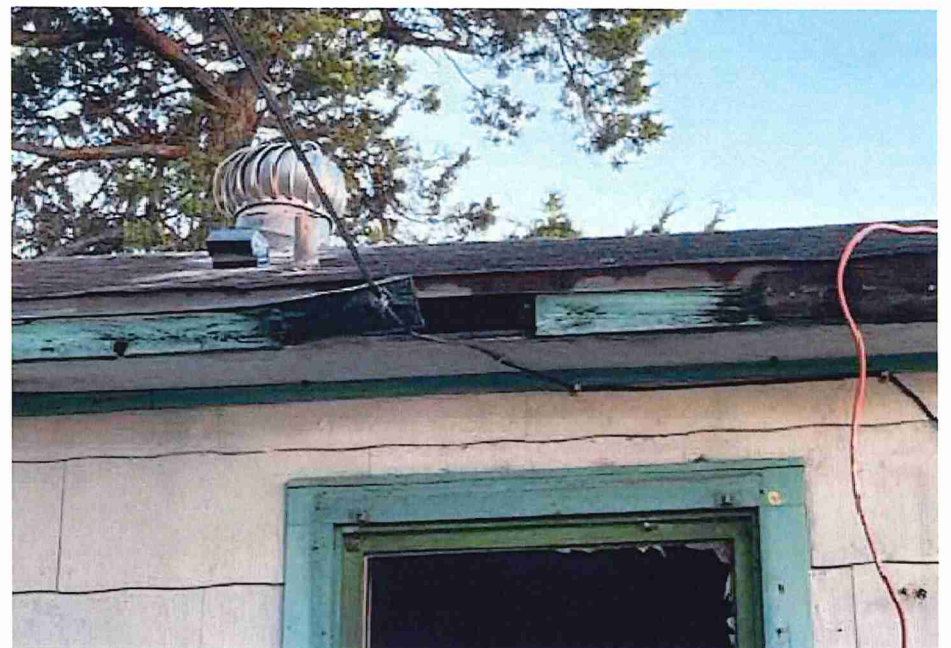
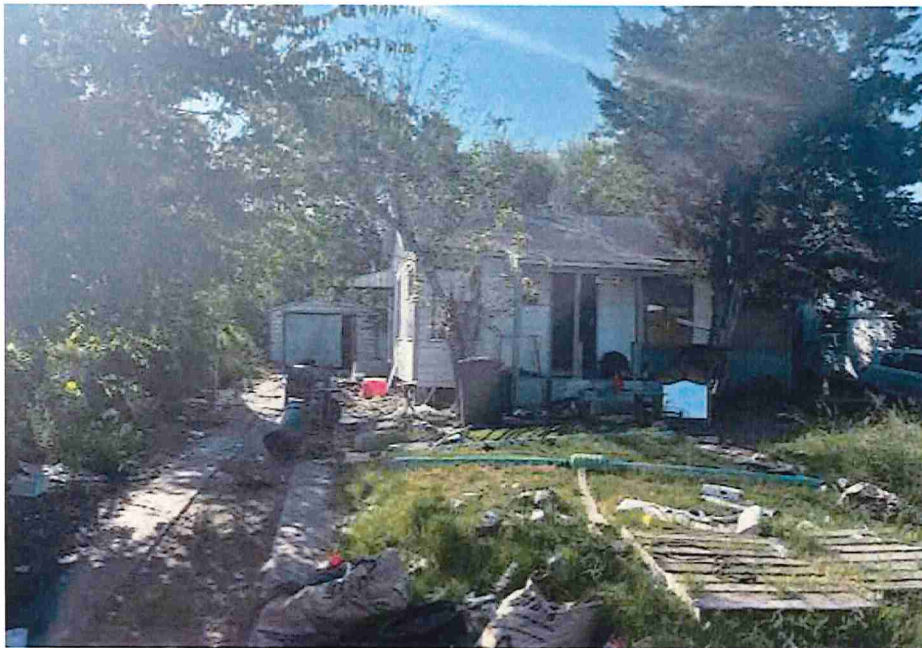
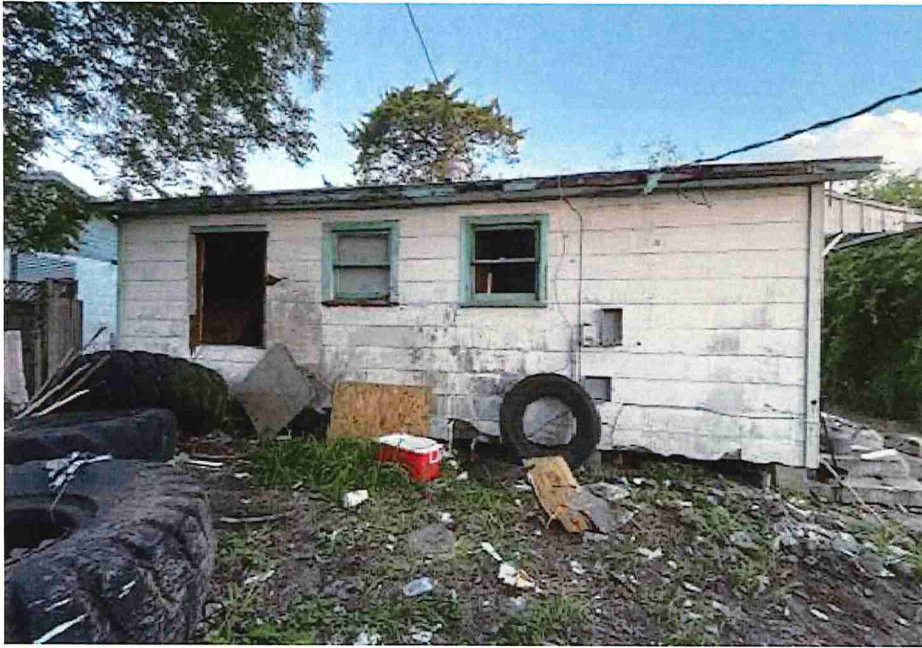
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	1/8/2024	n/a	n/a
Initial Inspection Completed	1/8/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	1/9/2024	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	5/20/2024 & 5/21/2024	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	6/22/2024	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	2/7/2024	Returned cert mail rec'd-Return to sender, unclaimed, unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	5/28/24-5/31/24 & 6/3/24-6/7/24	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	2/10/2024	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	2/20/2024	Not less thans 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)

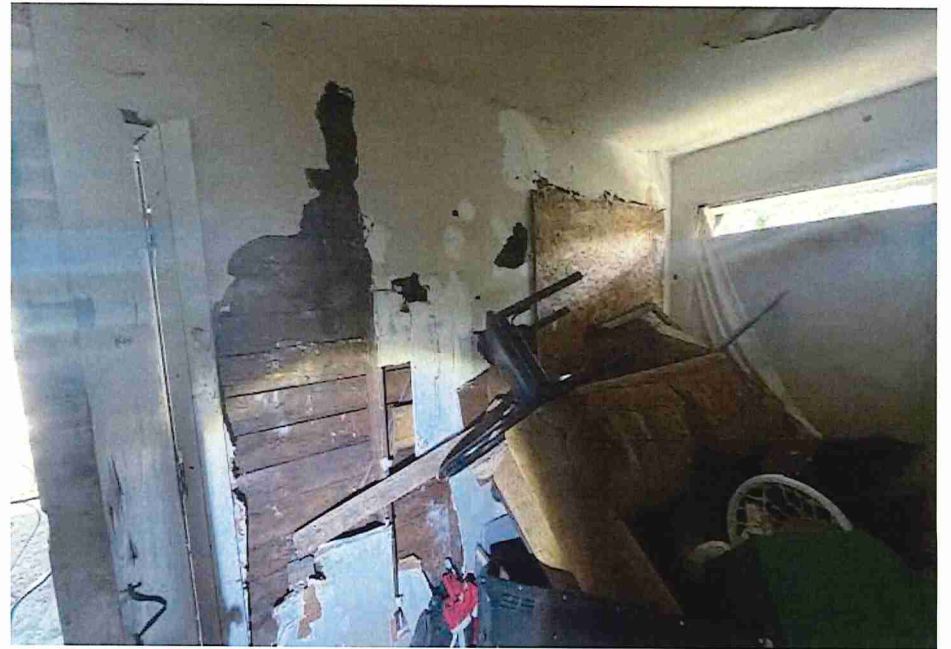
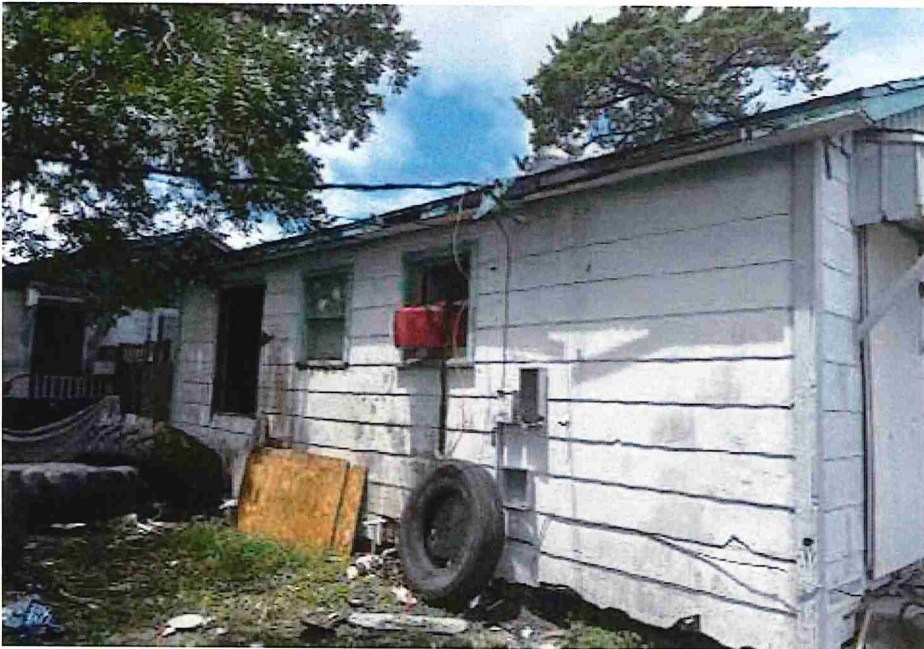


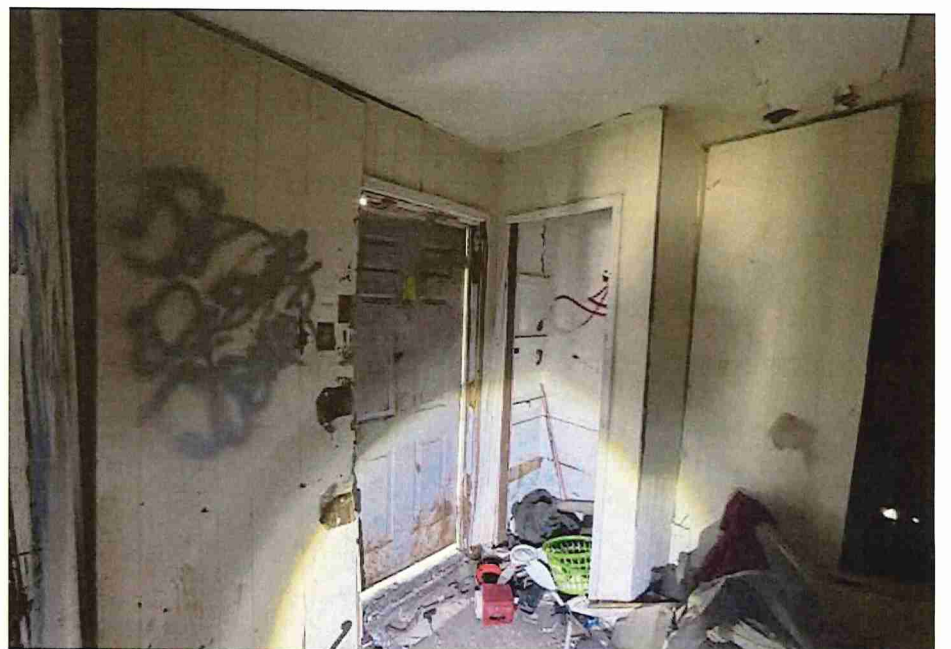
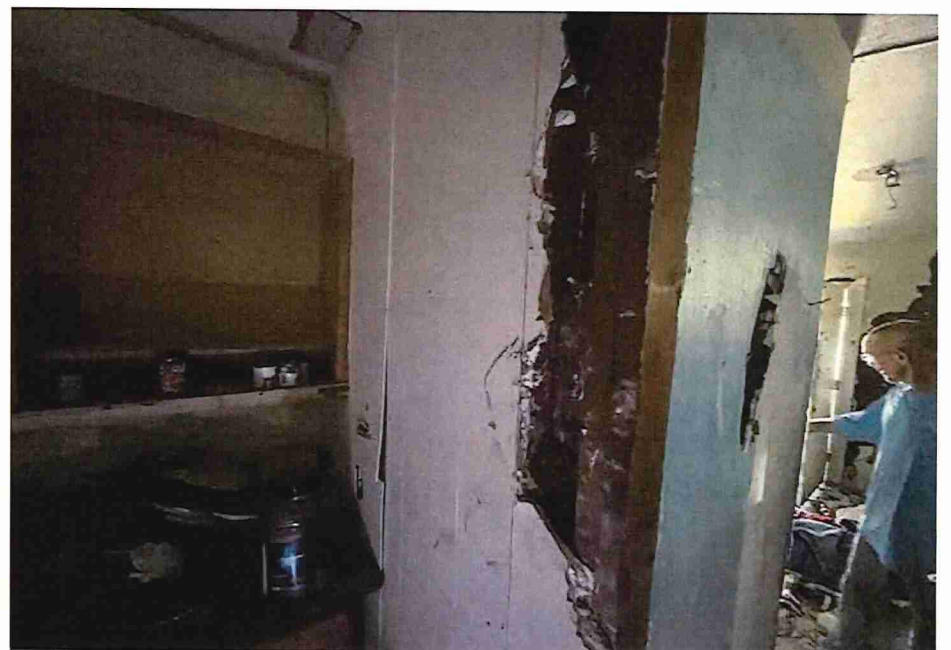
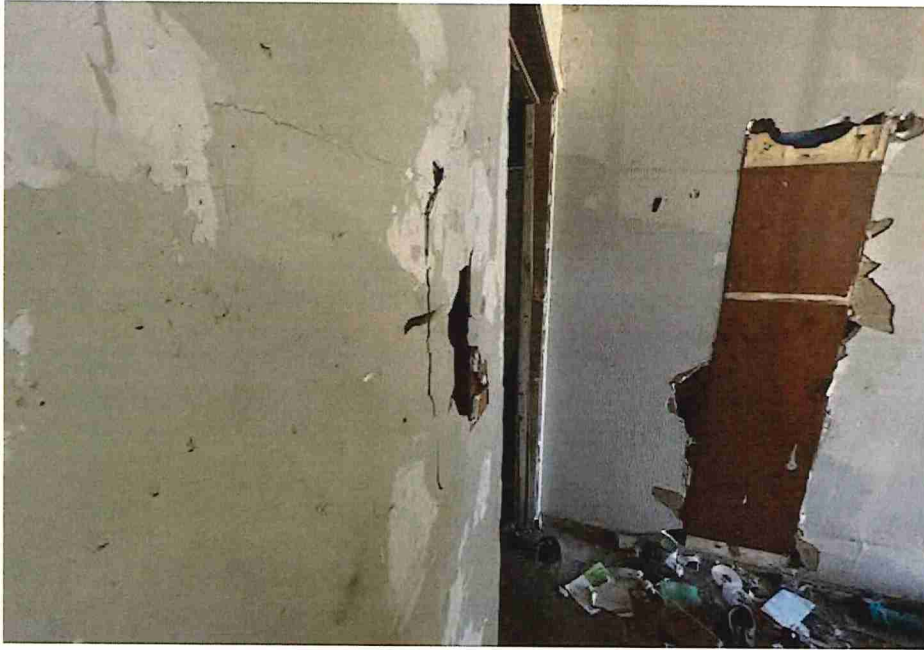
2418 JOHN ST

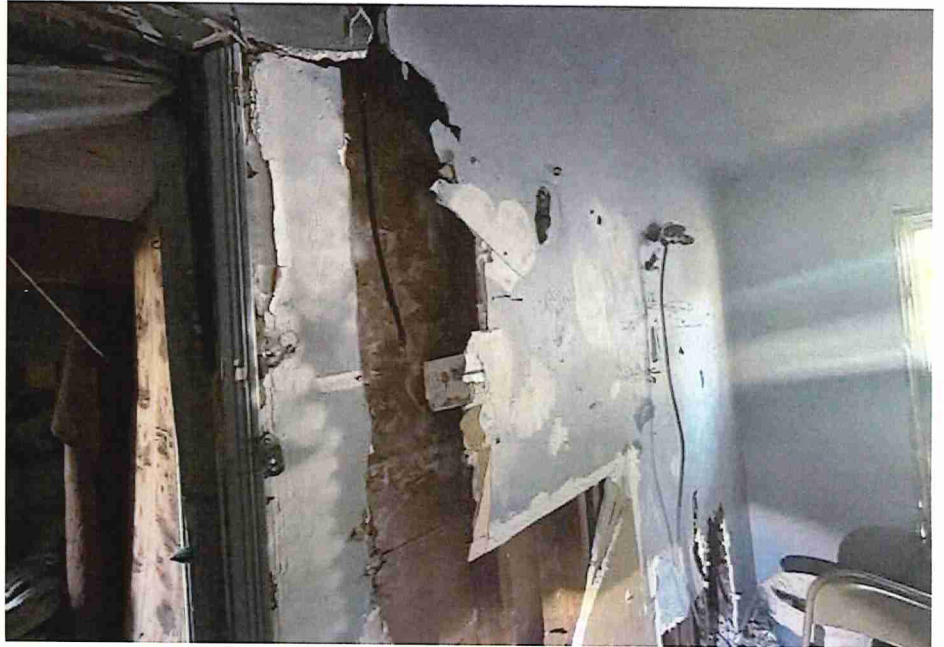
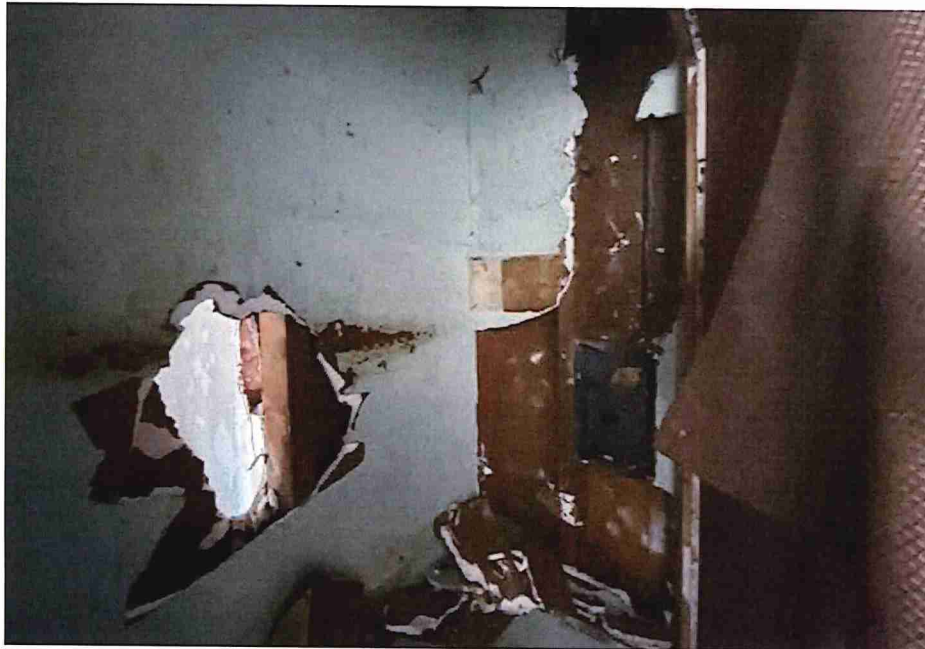
Aerial View













City of Corpus Christi – BUILDING SURVEY

Account Number: 8013-0002-0100

Inspection Date: 1/8/2024

Zoning Use: RS-6

Revised Date: 01/08/2024

Officer: Mike Shelton

Property Address: 2418 JOHN ST

Legal Description: SHORELINE PARK BLK 2 LOT 10

Owner: BELL TYRE JR ETALS

Mail to: 501 RONSON DR

City, State, Zip: CORPUS CHRISTI, TX 78412-3152

<input checked="" type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input type="checkbox"/> Accessory	<input type="checkbox"/> Sq. Ft.	<input type="checkbox"/> Story
<input checked="" type="checkbox"/> Wood Frame	<input type="checkbox"/> Masonry	<input type="checkbox"/> Fire Damage	<input type="checkbox"/> # of Units	<input checked="" type="checkbox"/> Inside Inspection
<input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Occupied	<input checked="" type="checkbox"/> Open	<input checked="" type="checkbox"/> Placard	

Placard Posted on: 1/8/2024

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:

<input checked="" type="checkbox"/> Building	<input checked="" type="checkbox"/> Plumbing	<input checked="" type="checkbox"/> Electrical	<input checked="" type="checkbox"/> Mechanical
<input type="checkbox"/> Fire	<input type="checkbox"/> Health	<input type="checkbox"/> Other:	

Smoke Alarms:

<input checked="" type="checkbox"/> Missing	<input checked="" type="checkbox"/> Inoperative	<input type="checkbox"/> Improperly Located	<input type="checkbox"/> Additional Alarms Required
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OUTSIDE WALL:

(304.1, 304.2 304.4 & 304.6)

Type:

<input type="checkbox"/> Charred Wood
<input checked="" type="checkbox"/> Rotten Wood
<input checked="" type="checkbox"/> Rotten Corner Boards
<input checked="" type="checkbox"/> Missing Boards
<input checked="" type="checkbox"/> Badly in Need of Paint
<input checked="" type="checkbox"/> Siding Broken / Missing
<input checked="" type="checkbox"/> Holes
<input checked="" type="checkbox"/> Cracks
<input checked="" type="checkbox"/> Buckled
<input type="checkbox"/> Leans
<input type="checkbox"/> Missing Brick
<input type="checkbox"/> Loose Brick
<input checked="" type="checkbox"/> Damaged Exterior Trim
<input type="checkbox"/> Other:

ROOF:

(304.1 & 304.7)

Type:

<input type="checkbox"/> Charred Wood
<input checked="" type="checkbox"/> Rotten Eaves
<input checked="" type="checkbox"/> Rotten Rafter Tails
<input checked="" type="checkbox"/> Rotten Decking
<input checked="" type="checkbox"/> Missing Shingles
<input checked="" type="checkbox"/> Deteriorated Shingles
<input type="checkbox"/> Leaks
<input type="checkbox"/> Sags
<input checked="" type="checkbox"/> Buckled
<input checked="" type="checkbox"/> Collapsed
<input checked="" type="checkbox"/> Worn
<input checked="" type="checkbox"/> Torn
<input checked="" type="checkbox"/> Holes
<input type="checkbox"/> Other:

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

<input checked="" type="checkbox"/> Inadequate Support
<input type="checkbox"/> Rotten Wood
<input type="checkbox"/> Piers Lean
<input type="checkbox"/> Piers Missing
<input type="checkbox"/> Cracks/Perimeter Wall
<input type="checkbox"/> Cracks/Slab
<input type="checkbox"/> Pads Missing/Cracked
<input type="checkbox"/> Missing Skirting
<input type="checkbox"/> Missing Access Cover
<input type="checkbox"/> Exposed Sills
<input type="checkbox"/> Rotten Sills
<input checked="" type="checkbox"/> Damaged Floor Joist
<input checked="" type="checkbox"/> Sagging Floor Joist
<input type="checkbox"/> 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
☒ 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
☒ 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)

- ☐ Service Panel Burned
☐ Service Missing
☐ Service Appears Below Code
☐ Two-Wire Service
☐ Inadequate
☐ Defective
☒ Disconnected
☐ Service Not Grounded
☐ Missing Breakers / Fuses
☐ 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)

- ☐ Charred Wood
☒ Paint Deteriorated
☒ Cracks
☒ Holes
☐ Torn Wallpaper
☐ Damaged Paneling
☒ Sheetrock Broken / Missing / Holes, 506.1 & 506.2
☒ Sheetrock Mildewed / Buckled
☐ Ceiling Damaged / Missing
☒ 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:
☐ Rotten
☐ Loose
☐ Torn
☐ Holes
☐ Missing
☐ Walls Type:
☐ 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:
☐ Sunken
☐ Rotten Sills
☐ Other:

VIOLATION(S): 2418 JOHN ST.

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.

108.1.5 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.

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.

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, V222340-010824

ADDRESS: 2418 JOHN ST.

Tax Account No: 8013-0002-0100

Owner(s): TYRE BELL JR ETALS

LAST UPDATED ON: Wednesday, November 06, 2024

LETTERS MAILED from 1/9/2024 TO 7/17/2024

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
BELL TYRE JR ETALS 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	DECEASED OWNER	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/7/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
TYREE BELL JR ETALS 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	DECEASED OWNER	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 1/31/24- RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD
UNKNOWN HEIRS OF TYREE BELL JR 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/7/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD RETURNED CERT MAIL RECEIPT REC'D 2/23/24- SIGNED BY CAROL MERCER
UNKNOWN HEIRS OF TYREE BELL JR 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 1/18/24- RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD
UNKNOWN HEIRS OF TYREE BELL JR 3901 KING ST. HOUSTON, TX. 77026	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/12/24- RETURN TO SENDER UNCLAIMED

		UNABLE TO FORWARD
CLARENCE E. BELL 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	DECEASED OWNER	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/7/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
CLARENCE E. BELL 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	DECEASED OWNER	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 1/16/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
CLARENCE E. BELL 2703 TEAGUE #632 HOUSTON, TX. 77080	DECEASED OWNER	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/8/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF CLARENCE E. BELL 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/7/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF CLARENCE E. BELL 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 1/16/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF CLARENCE E. BELL 2703 TEAGUE #632 HOUSTON, TX. 77080	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/8/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ETHEL MAE MERCER 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	DECEASED HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/7/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ETHEL MAE MERCER 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	DECEASED HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 1/16/24- RETURN TO SENDER VACANT UNABLE TO FORWARD

UNKNOWN HEIRS OF ETHEL MAE MERCER 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 1/9/2024
UNKNOWN HEIRS OF ETHEL MAE MERCER 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 1/18/24- RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD
PAMELA SUE SHIELDS 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/7/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
PAMELA SUE SHIELDS 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 1/18/24- RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD
PAMELA SUE SHIELDS 6203 HOLLOW PINES HOUSTON, TX. 77044	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/14/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
CAROL ANNE MERCER 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/7/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
CAROL ANNE MERCER 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 1/18/24- RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD
CLAUDETTE CHARISSE EVANS 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/7/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
CLAUDETTE CHARISSE EVANS 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 1/16/24- RETURN TO SENDER

		VACANT UNABLE TO FORWARD
CLAUDETTE CHARISSE EVANS 1105 NEWHAVEN DR. FAYETTEVILLE, GA. 30215	HEIR	B1 Letter Mailed on 1/9/2024
GLORIA JOYCE MONTEIRO-JONES 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	DECEASED HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/7/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
GLORIA JOYCE MONTEIRO-JONES 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	DECEASED HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 1/16/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF GLORIA JOYCE MONTEIRO-JONES 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/7/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF GLORIA JOYCE MONTEIRO-JONES 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 1/31/24- RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD
TERRI L'DOIR BROWNE 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/7/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
TERRI L'DOIR BROWNE 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 1/31/24- RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD

TERRI L'DOIR BROWNE 3359 NAVAJO PL DALLAS, TX. 75221	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED GREEN CARD REC'D 1/18/24- SIGNED, REC'D AND DATE OF DELIVERY LEFT BLANK
OMOLARA TARA BIGGS 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/7/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
OMOLARA TARA BIGGS 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 1/16/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
OMOLARA TARA BIGGS 11310 HERALD SQUARE DR. HOUSTON, TX. 77099	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/13/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ASTOR GARTHANIEL MERCER 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	DECEASED HEIR	B1 Letter Mailed on 7/17/2024
ASTOR GARTHANIEL MERCER 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	DECEASED HEIR	B1 Letter Mailed on 7/17/2024 RETURNED MAIL REC'D 7/26/24- RETURN TO SENDER NO SUCH NUMBER UNABLE TO FORWARD
UNKNOWN HEIRS OF ASTOR GARTHANIEL MERCER 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 7/17/2024
UNKNOWN HEIRS OF ASTOR GARTHANIEL MERCER 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 7/17/2024 RETURNED MAIL REC'D 7/26/24- RETURN TO SENDER NO SUCH NUMBER UNABLE TO FORWARD
JOHN C WILLIAMS JR 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	HEIR	B1 Letter Mailed on 7/17/2024
JOHN C WILLIAMS JR 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 7/17/2024 RETURNED MAIL REC'D 7/26/24- RETURN TO SENDER

		NO SUCH NUMBER UNABLE TO FORWARD
DOMINIQUE ADENI MONTIERO 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	HEIR	B1 Letter Mailed on 7/17/2024
DOMINIQUE ADENI MONTIERO 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 7/17/2024 RETURNED MAIL REC'D 7/26/24- RETURN TO SENDER NO SUCH NUMBER UNABLE TO FORWARD
LEE A WEST 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	HEIR	B1 Letter Mailed on 7/17/2024
LEE A WEST 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 7/17/2024 RETURNED MAIL REC'D 7/26/24- RETURN TO SENDER NO SUCH NUMBER UNABLE TO FORWARD
WILLIAM CHARLES JONES 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	HEIR	B1 Letter Mailed on 7/17/2024
WILLIAM CHARLES JONES 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 7/17/2024 RETURNED MAIL REC'D 7/26/24- RETURN TO SENDER NO SUCH NUMBER UNABLE TO FORWARD