



4050 SANTA ELENA ST. - RESIDENTIAL STRUCTURE

- Substandard case started 8/9/2024.

Structure deemed substandard based on the following findings:

- Structure does not meet the minimum requirements and standards as set forth in the International Property Maintenance Code.
- Exterior 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 the residential structure (Building Survey attached)

Property located in a residential area and a main thoroughfare street. (Airport Road). In close proximity to Del Mar College-Windward Campus.

According to NCAD, the owner Benito G. Tovar Reyna took possession of the property 3/3/2021.

Case, Abatement, and Citation History

Total number of Code complaints: 3

Total number of cases: 10

Owner Compliance:

City Abatements:

Citations issued:



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Date	Case Type	Violation(s)	Status
6/18/13	Care of Premises	Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Compliant
6/19/13	Minimum Standards	Multiple Issues / Violations	Compliant
10/28/15	Care of Premises	Section 22-6 LITTER AND SOLID WASTE, Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Closed
11/2/15	Vacant Building	Section 22-6 LITTER AND SOLID WASTE, Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Closed
11/2/15	PMC Standards	302.1 Exterior Maintenance, 302.7 Accessory Structures	New
10/19/17	Vacant Building	Section 22-6 LITTER AND SOLID WASTE, Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Closed
7/31/18	Substandard Structure		Closed
4/24/24	Vacant Building	Section 22-6 LITTER AND SOLID WASTE, Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Compliant



4050 SANTA ELENA ST. - RESIDENTIAL STRUCTURE

4/24/24	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	Compliant
8/9/24	Substandard Structure	108.1.3 Structure Unfit for Human Occupancy	In Progress

Abatement history for 4050 Santa Elena St.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 7/18/24	\$640.00/\$174.00	Unsecured Vacant Building
2. 11/6/24	\$150.00/\$174.00	Unsecured Vacant Building

Total: \$1,138.00

CCPD calls to property:

Nature of Call	4050 Santa Elena St.
Law Enforcement Investigation Field Event	1
Grand Total	1

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
11/9/15	BENJAMIN RIOS	BENJAMIN RIOS, 361-877-5342, SON OF OWNER. CAME TO OFFICE. WILL BEGIN CLEAN-UP. REQUESTING EXTENSION TO COME INTO COMPLIANCE. INTERESTED IN DEMO GRANT. PLEASE CALL. JP 11-9-15 3:15 PM
11/11/15	BENJAMIN RIOS	Made contact with Benamin Rios over phone. He stated he had just finished cutting the grass that day and that he and his brother were going to being tearing down the collapsing awning. He also stated he was looking into getting a large trash can to throw away the trash on the property and wished to have the property demolished which he was getting his father to



4050 SANTA ELENA ST. - RESIDENTIAL STRUCTURE

		sign the paperwork for. Advised I would be back in a week to monitor the progress being made.
2/2/16	Ben Rios	Made contact with Ben Rios, son of the owner of the property. Talked to him about litter critter application and he filled out form and emailed it to me. I turned in application to Rachel Ramirez. Extension given so that Mr. Rios can use the Litter critter to throw away the rest of trash on property.
4/22/16	Mr. Rios	Mr. Rios called to let me know Litter critter had been taken to property and he had managed to get it cleaned. I inspected property and all of the outside placement and collapsed awning had been removed from property.
3/11/17	Benjamin Rios	Talked with a Benjamin Rios (361)877-5342, he stated that he is working on the property on getting it up to code however is waiting for his application to go through for a litter critter.
8/3/18	PROPERTY CUSTODIAN	DIRECT CONTACT WITH THE PROPERTY CUSTODIAN FOR 4046 AND 4050 SANTA ELENA (361) 877-5342. HE INDICATED THEY WOULD ABATE THE PROPERTY AND WAOULD SCHEDULE A MEETING WITH ME TUESDAY OR WEDNESDAY NEXT WEEK.
8/28/18	B. Rios	spoke to B. Rios will make appointment to meet at location after the Labor Day Holiday. Will grant an extension til then
8/7/19	son	Spoke to son about his parents property. They don't have the money to demo I told him that I will be sending Demo Grant Application to see they qualify.
8/9/24	BENITO	UPON INSPECTION, I OBSERVED TALL WEEDS OVER 12" IN THE BACK OF THE PROPERTY. CALLED 361-480-4540 AND SPOKE WITH BENITO. HE INFORMED ME HE WAS TRYING TO SELL THE PROPERTY BUT WILL GET THE ISSUES RESOLVED.
9/20/24	BENITO	UPON INSPECTION, I OBSERVED (1) UNSECURED OPENING IN THE BACK OF THE PROPERTY. CALLED 361-480-4540 AND SPOKE WITH BENITO. HE INFOMRED ME THAT HE WOULD GET THE ISSUES RESOLVED.



4050 SANTA ELENA ST. - RESIDENTIAL STRUCTURE

1/23/25	JOHNNY TOVAR	REC'D A CALL 1/22/25 FROM JOHNNY TOVAR 361.232.9847. HE STATED THE PROPERTY IS OWNED BY HIS BROTHER BENNY TOVAR REYNA. I STATED OUR RESEARCH CONDUCTED WAS UNDER HIS FATHER BENITO G. TOVAR. I EXPLAINED TO HIM TO THE SUBSTANDARD PROCESS AND TO DISREGARD THE NOTICE REC'D. I WILL REMOVE THE DECEASED FATHER AND HIS HEIRS FROM PROPERTY. PROPERTY ONLY LISTED UNDER BENNY TOVAR REYNA SON TO BENITO G TOVAR
5-9-25		5-9-25 OBIT RECORDS SCANNED INTO THE CASE DOCUMENTS ON 1/17/25

4/28/2025

Code Compliance Supervisor: Roland Maldonado

Case# V241120-080924

Property Owner: Benito G. Tovar Reyna

Address (☒Residential ☐Commercial): 4050 Santa Elena 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: Owner ☒Unsecure
3. Taxes due: ☐ Current ☒Past due -Amount owed: \$10,654.25
4. Utilities: ☐Active ☒Inactive-Last active date: 2/20/2014
5. Year Structure Built: 1970
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday, April 28, 2025

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

RE: 4050 Santa Elena St.

Case # V241120-080924

OWNER: Benito G. Tovar Reyna

**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 **August 9, 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, John Solberg, Merced V. Pena, William B. Ewing Jr,
Chic G. Henderson, Lynne Hurlburt

CASE TIMELINE FOR 4050 SANTA ELENA ST.

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	8/9/2024	n/a	n/a
Initial Inspection Completed	8/9/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	8/19/2024	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	1/17/2025 & 1/21/2025	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	2/18/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	8/28/2024	Returned mail rec'd-Return to sender, vacant, unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	3/24/25-3/28/25 & 3/31/25-4/4/25	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	9/20/2024	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	1/9/2025	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	4/28/2025	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	4/29/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	4/28/2025 & 4/29/2025	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	4/29/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.0016
Returned Notice of Hearing Posted at Front Door of Property	5/12/25-5/16/25 & 5/19/25-5/21/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	5/16/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	5/22/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)

AIRPORT RD

**SUBJECT
PROPERTY**

SANTA ELENA ST

4050 SANTA ELENA ST

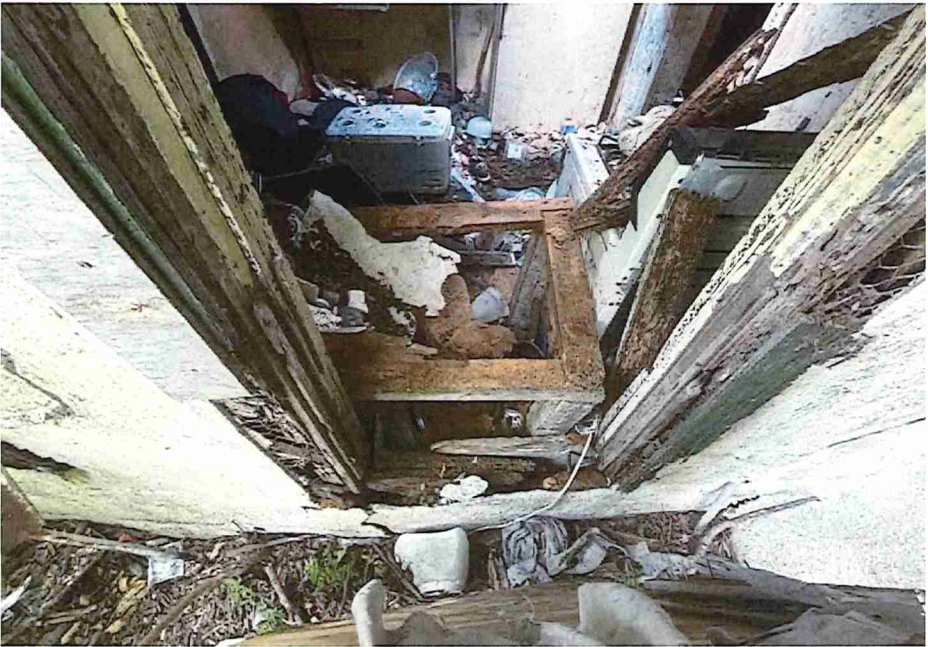
Aerial View











City of Corpus Christi – BUILDING SURVEY

Account Number: 768500060130

Inspection Date: 8/9/2024

Zoning Use: RS-6

Revised Date: 08/19/2024

Officer: Mike Shelton

Property Address: 4050 SANTA ELENA ST

Legal Description: SANTA ELENA BLK 6 LOT 13

Owner: REYNA BENITO G TOVAR

Mail to: 4046 SANTA ELENA ST

City, State, Zip: CORPUS CHRISTI, TX 78405-3237

☒ Dwelling ☐ Commercial ☐ Accessory ☐ Sq. Ft. ☐ Story
☐ Wood Frame ☒ Masonry ☐ Fire Damage ☐ # of Units ☒ Inside Inspection
☒ Vacant ☐ Occupied ☒ Open ☒ Placard
Placard Posted on: 8/9/2024

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 Eil 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: UNSAFE TO ENTER FULLY

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:

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:

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:

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

- ☐ Charred Wood
☒ Rotten Wood
☐ Missing Boards
☐ Holes
☐ Cracks
☒ Not Level
☒ Buckled
☐ Torn
☒ Damaged
☒ Other: UNSAFE TO ENTER FULLY

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:
☐ Foundation Type:
☐ Sunken
☐ Rotten Sills
☐ Other:

VIOLATION(S): 4050 SANTA ELENA 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.

108.1.3 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.

304.13 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.

"304.14 Insect screens. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition. Exceptions: (1) Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed. (2) Habitable spaces served by air conditioning unit in sound condition and good repair. (3) Doors are not required to be screened if there is an additional ventilation source in the room.

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.

304.5 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.

308.3 Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

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.

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

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, V241120-080924

ADDRESS: 4050 SANTA ELENA ST.

Tax Account No: 7685-0006-0130

LAST UPDATED ON: Friday, May 02, 2025

Owner(s): BENITO G. TOVAR REYNA

LETTERS MAILED from 8/19/2024-8/19/2024

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
REYNA BENITO G. TOVAR 4046 SANTA ELENA ST. CORPUS CHRISTI, TX. 78405-3237	Owner	B1 Letter Mailed on 8/19/2024 RETURNED MAIL REC'D 8/28/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
BENITO G. TOVAR REYNA 4050 SANTA ELENA ST. CORPUS CHRISTI, TX. 78405	Owner	B1 Letter Mailed on 8/19/2024 RETURNED MAIL REC'D 8/28/24- RETURN TO SENDER VACANT UNABLE TO FORWARD