



CORPUS CHRISTI
NEIGHBORHOOD SERVICES

PROPOSED

Ordinance 13-27: Emergency Demolition Due to Sudden Acts



**Ordinance adds
Section 13-27 to
Corpus Christi Code
authorizing
emergency
demolition of
dangerous buildings
due to sudden acts**

When?

Building presents clear and imminent danger to any person's life, safety, or property unless immediately mitigated



Emergency demolition of dangerous building due to sudden acts

What is it?

Expedited demolition of structures that, due to a sudden act, has become a clear and imminent danger to life, safety, or property



Emergency demolition of dangerous building due to sudden acts

Why do we need it?

- To protect the lives and safety of the citizens of Corpus Christi
- To reduce blight and deterioration caused by damaged buildings





Examples of Sudden Acts

Structural defects or conditions arising from, but not limited to:

1. Fire
2. Accident
3. Water Damage
4. Vandalism
5. Other sudden occurrences that threaten the structural integrity of a building



Summary

1. The City Building Official assesses a property impacted by a sudden act
2. The City Building Official deems the property a public hazard that can not be repaired or renovated
3. Code Enforcement sends notice to the property owner with an order for the property to be demolished
4. If the property owner does not mitigate the structure, the City will demolish the building and place a lien on the property.





Process

Ordinance will replace the current process of taking emergency demolitions to the Building Standards Board due to the health and safety risks the structure imposes upon surrounding properties and the general public.





Notice

Notice of structure imminent danger determination may be determined by the City Building Official and issued by Code Enforcement:

- a. By placard affixed to the property or by stake driven into the ground.
- b. Via hand-delivered correspondence
- c. Via mail to the owner(s)



Demolition

The emergency demolition may be executed no earlier than four days after notice.

After execution of the emergency demolition, the officials responsible shall:

1. Provide notice to the property owner; and
3. Advise the Building Standards Board at its next regularly scheduled hearing.





Appeal

- **Property owner may submit a written request for hearing (within 72 hours) for reconsideration**
 - Director of Development Services or designee shall hear such appeal and shall either sustain or revoke the Building Official's order
- **Property owner may submit a written plan of action to stabilize the structure to the Director of Development Services**
 - The plan of action shall be developed by a structural engineer registered in the state.
- **If plan of action is approved by the Director of Development Services, it must be implemented within 24 hours of approval.**



Recommendation

- Approve the Ordinance adding Section 13-27 to Corpus Christi Code to authorize emergency demolition of dangerous building due to sudden acts and penalty as provided in Section 1-6 of the Corpus Christi Code

