



**Construction Board of Adjustments and Appeals
May 6, 2021**

SUBJECT PROPERTY: 603 N. Archer, San Angelo, TX. Tom Green County

GENERAL INFORMATION

Owner: James Edward Clark and Dorothy Clark (DEC)

Occupied?: Yes and No- see background

Structure Type: Residential

Primary: x

Accessory:

TGCAD Value: \$41,620

Improvements: \$31,120

Land: \$10,500

Del. Tax: \$0

BACKGROUND

Electric- no was cut by AEP due to breaker box having melted wires and unsafe conditions(needs licensed electrician)

Water- No 9/8/20

Numerous complaints and calls to residence since 3/5/20 requiring F.M.O and PD response, individuals still going into residence after being advised they needed to have a licensed electrician fix the electrical. Then get electrical and water back on.

Lien holders or other interested parties notified:

NONE

CITY CODE SECTION 4.05.004: MINIMUM STANDARDS VIOLATIONS

(a)(1) Unoccupied Structures:

 (A) Any structure or any part thereof constructed or maintained in violation of any provision of this code or any law of the county, state or federal government which makes the structure unsafe;

 (B) Any structure, whether or not erected in accordance with all applicable laws and ordinances, that has in any non-supporting part, member or portion less than the strength; fire resisting qualities or characteristics, or weather resisting qualities or characteristics provided for in applicable building and fire codes;

- (C) Any structure with roof, ceiling, floors, walls, sills, windows, foundation or any combination thereof rotted or decayed, and falling apart;
- (D) Any structure with shingles or roofing material not in place, or is not free from leaks and sags;
- (E) Any structure that is uninhabitable due to obsolescence and deterioration caused by neglect, vandalism, fire damage, old age, or the elements;
- (F) Any structure that is in danger of falling and injuring persons or property;
- (G) Any structure that is a fire menace because it is in a dilapidated condition, or that is likely to become a fire menace or be set on fire, or contains a fire load with the potential to cause a fire;
- (H) Any structure because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire resistive construction, faulty electric wiring, gas connections or heating apparatus, or other condition is determined to be a fire hazard;
- (I) Any structure that has been damaged by fire, water, earthquake, wind, hail, rain, vandalism, or other cause to such an extent that the roof, windows or doors or portions of the structure that protect the interior from the weather no longer reasonably provide protection;
- (J) Any portion of the structure has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength, integrity or stability thereof is materially diminished and no longer meets minimum requirements of the building code applicable for new buildings of similar structure, purpose or location;
- (K) Any structure so damaged, dilapidated or deteriorated so as to become an attractive nuisance to children;
- (L) Any structure that is open and accessible so as to become a harbor for insects, rodents, vermin, uninvited persons or transients, or a place for potential illegal activity;
- (M) Any portion or member or appurtenance is likely to fail, or to become detached or dislodged, or to collapse and thereby constitutes a hazard for injury to persons or damage to property;
- (N) Any structure that due to inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined to be in an unsanitary condition and likely to create disease;
- (O) Any structure that has holes, cracks or other defects in it;
- (P) Any structure that does not have railings for stairs, steps, balconies, and porches required under applicable code, or in which such railings are dilapidated or unsound;
- (Q) Any structure that is not weather tight and waterproof, including but not limited to, roofs, walls, windows, doors and flooring;
- (R) Any structure that does not have a moisture resistant finish or material for the flooring or sub-flooring of each bathroom, shower room and toilet room;
- (S) Any structure where the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn, or otherwise unsafe as not to provide safe and adequate means of exit or evacuation;
- (T) Any structure with an electric system that is a hazard due to inadequate maintenance, dilapidation, damage or abandonment, or which is not capable of safely carrying a load imposed by normal use of appliances and fixtures;
- (U) The building or structure, or any portion thereof, is in the process of or is likely to partially or completely collapse because of:
 - (i) Dilapidation, deterioration or decay;

- (ii) Faulty construction;
- (iii) Removal, movement or instability of any portion of the ground necessary for the purpose of support;
- (iv) Deterioration, decay or inadequacy of its foundation;
- (v) Any other cause;
- (V) Any structure in such condition as to constitute a public nuisance;
- (W) Any structure, or portion thereof, that is manifestly unsafe for the purpose for which it is being used; or
- (X) Any structure not constructed or maintained in conformity with the fire code adopted by the city when such nonconformity constitutes a hazard to the safety of persons or property.

(a)(2) Occupied Structures (in addition to the above conditions):

- (A) Any structure that does not have in operating condition a connection to discharge sewage from the structure into a public sewer system or septic system;
- (B) Any structure that does not have in operating condition a toilet connected to a water source and to a public sewer system or septic system;
- (C) Any structure that does not have an operational connection to potable water;
- (D) Any structure that does not have a kitchen sink, bathtub or shower, and lavatory, all of which shall be in operating condition and connected to both cold and hot water sources; or
- (E) Any structure that is not connected to an electric service and in operation.

STAFF RECOMMENDATION

Order to repair, remove or demolish. It is economically feasible for the building to be repaired so that it will no longer exist as a dangerous, dilapidated or substandard building. *See City Code Sec. 4.05.008(a)(1) and Tx LGC Sec. 214.001(a).*

Approve/ Deny owners plan to repair property that will exceed standard 60 day time period provided by the order. *See City Code Sec. 4.05.008(c) and Tx LGC Sec. 214.001(a).*

Order to remove or demolish. It is not economically feasible for the building to be repaired so that it will no longer exist as a dangerous, dilapidated or substandard building. *See City Code Sec. 4.05.008(a)(2) and Tx LGC Sec. 214.001(e)&(h)-(k).*

Order to vacate, secure, and/or relocate occupants of the structure, which order may be in addition to orders entered above. The building is occupied and violates the standards set out in this article such that it is unfit for human occupation. The building is, regardless of its structural condition, unoccupied by its owners, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children. *See City Code Sec. 4.05.008(a)(3) and Tx LGC Sec. 214.001(a)(3).*

Order to release. The building is not found to violate the standards set out in this article to the degree requiring abatement. This order should be utilized for buildings where there are

previous standing Board orders issued and filed with the County Clerk. *See City Code Sec. 4.05.008(a)(4).*

__ Order imposing civil penalty. The municipality by order may assess and recover a civil penalty against a property owner at the time of an administrative hearing on violations of an ordinance, in an amount not to exceed \$1,000 a day for each violation or, if the owner shows that the property is the owner's lawful homestead, in an amount not to exceed \$10 a day for each violation, if the municipality proves: (1) the property owner was notified of the requirements of the ordinance and the owner's need to comply with the requirements; and (2) after notification, the property owner committed an act in violation of the ordinance or failed to take an action necessary for compliance with the ordinance. *See City Code Sec. 4.05.013 and Tx LGC Sec. 214.0015.*



**Construction Board of Adjustments and Appeals
May 6, 2021**

SUBJECT PROPERTY: 1738 Magnolia, San Angelo, TX. Tom Green County

GENERAL INFORMATION

Owner: Jesus Soliz

Occupied?: No

Structure Type: Residential

Primary: x

Accessory:

TGCAD Value: \$16,230

Improvements: \$9,080

Land: \$7,150

Del. Tax: \$0

BACKGROUND

Electric- No

Water – No 2013

12/6/18- Clean Out and Secure Board Order

1st notice sent- 3/8/21

Notice of hearing- 4/14/21

Lien holders or other interested parties notified:

City of San Angelo-City Clerk,72 W. College Ave., San Angelo, TX.

CITY CODE SECTION 4.05.004: MINIMUM STANDARDS VIOLATIONS

(a)(1) Unoccupied Structures:

(A) Any structure or any part thereof constructed or maintained in violation of any provision of this code or any law of the county, state or federal government which makes the structure unsafe;

(B) Any structure, whether or not erected in accordance with all applicable laws and ordinances, that has in any non-supporting part, member or portion less than the strength; fire resisting qualities or characteristics, or weather resisting qualities or characteristics provided for in applicable building and fire codes;

(C) Any structure with roof, ceiling, floors, walls, sills, windows, foundation or any combination thereof rotted or decayed, and falling apart;

- (D) Any structure with shingles or roofing material not in place, or is not free from leaks and sags;
- (E) Any structure that is uninhabitable due to obsolescence and deterioration caused by neglect, vandalism, fire damage, old age, or the elements;
- (F) Any structure that is in danger of falling and injuring persons or property;
- (G) Any structure that is a fire menace because it is in a dilapidated condition, or that is likely to become a fire menace or be set on fire, or contains a fire load with the potential to cause a fire;
- (H) Any structure because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire resistive construction, faulty electric wiring, gas connections or heating apparatus, or other condition is determined to be a fire hazard;
- (I) Any structure that has been damaged by fire, water, earthquake, wind, hail, rain, vandalism, or other cause to such an extent that the roof, windows or doors or portions of the structure that protect the interior from the weather no longer reasonably provide protection;
- (J) Any portion of the structure has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength, integrity or stability thereof is materially diminished and no longer meets minimum requirements of the building code applicable for new buildings of similar structure, purpose or location;
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- (L) Any structure that is open and accessible so as to become a harbor for insects, rodents, vermin, uninvited persons or transients, or a place for potential illegal activity;
- (M) Any portion or member or appurtenance is likely to fail, or to become detached or dislodged, or to collapse and thereby constitutes a hazard for injury to persons or damage to property;
- (N) Any structure that due to inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined to be in an unsanitary condition and likely to create disease;
- (O) Any structure that has holes, cracks or other defects in it;
- (P) Any structure that does not have railings for stairs, steps, balconies, and porches required under applicable code, or in which such railings are dilapidated or unsound;
- (Q) Any structure that is not weather tight and waterproof, including but not limited to, roofs, walls, windows, doors and flooring;
- (R) Any structure that does not have a moisture resistant finish or material for the flooring or sub-flooring of each bathroom, shower room and toilet room;
- (S) Any structure where the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn, or otherwise unsafe as not to provide safe and adequate means of exit or evacuation;
- (T) Any structure with an electric system that is a hazard due to inadequate maintenance, dilapidation, damage or abandonment, or which is not capable of safely carrying a load imposed by normal use of appliances and fixtures;
- (U) The building or structure, or any portion thereof, is in the process of or is likely to partially or completely collapse because of:
- (i) Dilapidation, deterioration or decay;
 - (ii) Faulty construction;

- (iii) Removal, movement or instability of any portion of the ground necessary for the purpose of support;
- (iv) Deterioration, decay or inadequacy of its foundation;
- (v) Any other cause;
- (V) Any structure in such condition as to constitute a public nuisance;
- (W) Any structure, or portion thereof, that is manifestly unsafe for the purpose for which it is being used; or
- (X) Any structure not constructed or maintained in conformity with the fire code adopted by the city when such nonconformity constitutes a hazard to the safety of persons or property.

(a)(2) Occupied Structures (in addition to the above conditions):

- (A) Any structure that does not have in operating condition a connection to discharge sewage from the structure into a public sewer system or septic system;
- (B) Any structure that does not have in operating condition a toilet connected to a water source and to a public sewer system or septic system;
- (C) Any structure that does not have an operational connection to potable water;
- (D) Any structure that does not have a kitchen sink, bathtub or shower, and lavatory, all of which shall be in operating condition and connected to both cold and hot water sources; or
- (E) Any structure that is not connected to an electric service and in operation.

STAFF RECOMMENDATION

Order to repair, remove or demolish. It is economically feasible for the building to be repaired so that it will no longer exist as a dangerous, dilapidated or substandard building. *See City Code Sec. 4.05.008(a)(1) and Tx LGC Sec. 214.001(a).*

Approve/ Deny owners plan to repair property that will exceed standard 60 day time period provided by the order. *See City Code Sec. 4.05.008(c) and Tx LGC Sec. 214.001(a).*

Order to remove or demolish. It is not economically feasible for the building to be repaired so that it will no longer exist as a dangerous, dilapidated or substandard building. *See City Code Sec. 4.05.008(a)(2) and Tx LGC Sec. 214.001(e)&(h)-(k).*

Order to vacate, secure, and/or relocate occupants of the structure, which order may be in addition to orders entered above. The building is occupied and violates the standards set out in this article such that it is unfit for human occupation. The building is, regardless of its structural condition, unoccupied by its owners, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children. *See City Code Sec. 4.05.008(a)(3) and Tx LGC Sec. 214.001(a)(3).*

Order to release. The building is not found to violate the standards set out in this article to the degree requiring abatement. This order should be utilized for buildings where there are previous standing Board orders issued and filed with the County Clerk. *See City Code Sec. 4.05.008(a)(4).*

___ **Order imposing civil penalty.** The municipality by order may assess and recover a civil penalty against a property owner at the time of an administrative hearing on violations of an ordinance, in an amount not to exceed \$1,000 a day for each violation or, if the owner shows that the property is the owner's lawful homestead, in an amount not to exceed \$10 a day for each violation, if the municipality proves: (1) the property owner was notified of the requirements of the ordinance and the owner's need to comply with the requirements; and (2) after notification, the property owner committed an act in violation of the ordinance or failed to take an action necessary for compliance with the ordinance. *See City Code Sec. 4.05.013 and Tx LGC Sec. 214.0015.*



**Construction Board of Adjustments and Appeals
May 6, 2021**

SUBJECT PROPERTY: 118 Medina Street, San Angelo, TX. Tom Green County

GENERAL INFORMATION

Owner: Maria Florencia Rodriguez
Occupied?: No- house / Trailer- yes
Structure Type: Residential and Travel Trailer
Primary: x
Accessory-Travel trailer: x
TGCAD Value: \$12,210 after homestead cap loss
Improvements:\$7,370
Land: \$11,100
Del. Tax: \$6157.26

BACKGROUND

Electric- active 4/20/21
Water- no 7/16/16
3/2/17- Board Order Clean, Out and Secure

Initial complaints starting in 1/22/21- spoke with son in law
Initial notice sent 3/8/21
Notice of Hearing sent 4/14/21

Lien holders or other interested parties notified:

City of San Angelo-City Clerk,72 W. College Ave., San Angelo, TX.
Rusty Dean, Attorney at Law, 305 W. Twohig Ave., San Angelo, TX 76903

CITY CODE SECTION 4.05.004: MINIMUM STANDARDS VIOLATIONS

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 x_ (B) Any structure, whether or not erected in accordance with all applicable laws and ordinances, that has in any non-supporting part, member or portion less than the strength; fire

resisting qualities or characteristics, or weather resisting qualities or characteristics provided for in applicable building and fire codes;

(C) Any structure with roof, ceiling, floors, walls, sills, windows, foundation or any combination thereof rotted or decayed, and falling apart;

(D) Any structure with shingles or roofing material not in place, or is not free from leaks and sags;

(E) Any structure that is uninhabitable due to obsolescence and deterioration caused by neglect, vandalism, fire damage, old age, or the elements;

(F) Any structure that is in danger of falling and injuring persons or property;

(G) Any structure that is a fire menace because it is in a dilapidated condition, or that is likely to become a fire menace or be set on fire, or contains a fire load with the potential to cause a fire;

(H) Any structure because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire resistive construction, faulty electric wiring, gas connections or heating apparatus, or other condition is determined to be a fire hazard;

(I) Any structure that has been damaged by fire, water, earthquake, wind, hail, rain, vandalism, or other cause to such an extent that the roof, windows or doors or portions of the structure that protect the interior from the weather no longer reasonably provide protection;

(J) Any portion of the structure has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength, integrity or stability thereof is materially diminished and no longer meets minimum requirements of the building code applicable for new buildings of similar structure, purpose or location;

(K) Any structure so damaged, dilapidated or deteriorated so as to become an attractive nuisance to children;

(L) Any structure that is open and accessible so as to become a harbor for insects, rodents, vermin, uninvited persons or transients, or a place for potential illegal activity;

(M) Any portion or member or appurtenance is likely to fail, or to become detached or dislodged, or to collapse and thereby constitutes a hazard for injury to persons or damage to property;

(N) Any structure that due to inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined to be in an unsanitary condition and likely to create disease;

(O) Any structure that has holes, cracks or other defects in it;

(P) Any structure that does not have railings for stairs, steps, balconies, and porches required under applicable code, or in which such railings are dilapidated or unsound;

(Q) Any structure that is not weather tight and waterproof, including but not limited to, roofs, walls, windows, doors and flooring;

(R) Any structure that does not have a moisture resistant finish or material for the flooring or sub-flooring of each bathroom, shower room and toilet room;

(S) Any structure where the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn, or otherwise unsafe as not to provide safe and adequate means of exit or evacuation;

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 - (ii) Faulty construction;
 - (iii) Removal, movement or instability of any portion of the ground necessary for the purpose of support;
 - (iv) Deterioration, decay or inadequacy of its foundation;
 - (v) Any other cause;
- (V) Any structure in such condition as to constitute a public nuisance;
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(a)(2) Occupied Structures (in addition to the above conditions):

- (A) Any structure that does not have in operating condition a connection to discharge sewage from the structure into a public sewer system or septic system;
- (B) Any structure that does not have in operating condition a toilet connected to a water source and to a public sewer system or septic system;
- (C) Any structure that does not have an operational connection to potable water;
- (D) Any structure that does not have a kitchen sink, bathtub or shower, and lavatory, all of which shall be in operating condition and connected to both cold and hot water sources; or
- (E) Any structure that is not connected to an electric service and in operation.

STAFF RECOMMENDATION

Order to repair, remove or demolish. It is economically feasible for the building to be repaired so that it will no longer exist as a dangerous, dilapidated or substandard building. *See City Code Sec. 4.05.008(a)(1) and TX. LGC Sec. 214.001(a).*

Approve/ Deny owners plan to repair property that will exceed standard 60 day time period provided by the order. *See City Code Sec. 4.05.008(c) and TX. LGC Sec. 214.001(a).*

Order to remove(travel trailer) or demolish(residence). It is not economically feasible for the building to be repaired so that it will no longer exist as a dangerous, dilapidated or substandard building. *See City Code Sec. 4.05.008(a)(2) and TX. LGC Sec. 214.001(e)&(h)-(k).*

Order to vacate, secure, and/or relocate occupants of the structure, which order may be in addition to orders entered above. The building is occupied and violates the standards set out in this article such that it is unfit for human occupation. The building is, regardless of its structural condition, unoccupied by its owners, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children. *See City Code Sec. 4.05.008(a)(3) and TX. LGC Sec. 214.001(a)(3).*

___ **Order to release.** The building is not found to violate the standards set out in this article to the degree requiring abatement. This order should be utilized for buildings where there are previous standing Board orders issued and filed with the County Clerk. *See City Code Sec. 4.05.008(a)(4).*

___ **Order imposing civil penalty.** The municipality by order may assess and recover a civil penalty against a property owner at the time of an administrative hearing on violations of an ordinance, in an amount not to exceed \$1,000 a day for each violation or, if the owner shows that the property is the owner's lawful homestead, in an amount not to exceed \$10 a day for each violation, if the municipality proves: (1) the property owner was notified of the requirements of the ordinance and the owner's need to comply with the requirements; and (2) after notification, the property owner committed an act in violation of the ordinance or failed to take an action necessary for compliance with the ordinance. *See City Code Sec. 4.05.013 and TX. LGC Sec. 214.0015.*



**Construction Board of Adjustments and Appeals
May 6, 2021**

SUBJECT PROPERTY: 402 W. Beauregard Ave., San Angelo, TX. Tom Green County

GENERAL INFORMATION

Owner: SAP Hospitality & Kamlesh Patel
Occupied?: Yes
Structure Type: Commercial
 Primary: x
TGCAD Value: \$205, 720
 Improvements: \$55,040
 Land: \$150, 680
Del. Tax: \$0

BACKGROUND

2016- notified on Annual inspection additional staircase required per International Fire Code
2019- notified again of staircase requirement and FMO was given a completion date of 2/15/20-
1/19/20- owner stated could not fix and was going into possible foreclosure
2/14/20- violation not corrected, owner going through bankruptcy, owner states all violation
information was turned over to the bank and attorney. He stated he would not fix violation it
was Banks responsibility
10/23/20- notification regarding the violation of the fire code issued
4/19/21- notification of the hearing

Lien holders or other interested parties notified:

Ovation Services, LLC, 4301 Westbank Dr., Bldg. B#220, Austin, TX. 78746
Tom Green County Appraisal District, C/O Linebarger, P.O.Box 3544, San Angelo TX. 76902
State National Bank of West Texas- San Angelo, 4112 College Hills Blvd., San Angelo, TX. 76904
Safe Texas Instruments, LTD., 7290 Virginia Parkway, Ste. 2300, McKinney, TX. 75071
FGMS Holdings, LLC., 8401 Datapoint, Ste. 1000, San Antonio, TX. 78229
First Citizens Bank and Trust Company, P.O.Box 27131, Raleigh, NC. 27611
*Capital One National Association, 301 Main Street, 17th Floor, Attn: Specialty finance lending group, Baton Rouge,
East Baton Rouge Parish, LA. 70825*

2015 INTERNATIONAL FIRE CODE VIOLATION SECTION 110

110.1.1 UNSAFE CONDITIONS- Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or

are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition.

1020.4 DEAD ENDS- Where more than one exit or exit access doorway is required, the exit access shall be arranged such that there are no dead ends in corridors more than 20 feet (6096 mm) in length.

STAFF RECOMMENDATION

Approve/ Deny owners plan to repair property that will exceed standard 60 day time period provided by the order. *See City Code Sec. 4.05.008(c) and TX. LGC Sec. 214.001(a).*

Order to vacate, secure, and/or relocate occupants of the structure, second floor rooms located along the hotel building which spans north to south. The building is occupied and violates the standards set out in this article such that it is unfit for human occupation. The building is, regardless of its structural condition, unoccupied by its owners, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children. *See City Code Sec. 4.05.008(a)(3) and TX. LGC Sec. 214.001(a)(3).*

Order to release. The building is not found to violate the standards set out in this article to the degree requiring abatement. This order should be utilized for buildings where there are previous standing Board orders issued and filed with the County Clerk. *See City Code Sec. 4.05.008(a)(4).*

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Inspection Report

Contact

Phone: (325) 653-1351

Occupant

West BEAUREGARD Avenue
402 Occupant:: KNIGHTS INN
76903

Inspection

Inspection Type: GI100-ROUTINE FIRE

Reason: Scheduled

Fee: 25.00

Passed: No

Notes: RESEARCH IS BEING CONDUCTED FOR ADDITIONAL STAIRS ON THE SOUTH END UPSTAIRS. THE TRAVEL DISTANCE IS 114 FT TO THE NEAREST SET OF STAIRS.

Violations

Violation Count: 6

Violations

Violation Code	Violation Status	Violation Location	Complaint Reported Date	Inspected Date	Comments
703.1	Violation Noted - Schedule Recheck	LAUNDRY ROOM	01/27/2016 00:00	01/27/2016 00:00	REPLACE ALL MISSING SHEETROCK IN THE LAUNDRY ROOM, TAPE AND FLOAT.
605.6	Violation Noted - Schedule Recheck	ROOM 208 & 212	01/27/2016 00:00	01/27/2016 00:00	OUTLETS SHALL HAVE FACE PLATES IN PLACE. 208 AC PLATE AND 212 AC PLATE AND OUTLET.
605.4	Violation Noted - Schedule Recheck	OFFICE BEHIND COUNTER & FISH TANK	01/27/2016 00:00	01/27/2016 00:00	THREE WAY AND SIX WAY ADAPTERS W/O SURGE PROTECTION ARE PROHIBITED AND SHALL BE REMOVED.
906.7	Violation Noted - Schedule Recheck	OFFICE	01/27/2016 00:00	01/27/2016 00:00	FIRE EXTINGUISHER SHALL BE MOUNTED IN AN ACCESSIBLE AND VISIBLE LOCATION WITH THE TOP BEING NO HIGHER THAN 5 FT IN HEIGHT.
605.3	Violation Noted - Schedule Recheck	LAUNDRY ROOM	01/27/2016 00:00	01/27/2016 00:00	ELECTRICAL PANELS SHALL HAVE ALL ITEMS THAT ARE BELOW THEM REMOVED AND KEEP AREA FREE FROM STORAGE.
304.1	Violation Noted - Schedule Recheck	GUEST LAUNDRY ROOM	01/27/2016 00:00	01/27/2016 00:00	REMOVE ALL LINT AND DEBRIS FROM AROUND DRYER

San Angelo Fire Marshal's Office

Printed: 04/14/2021
10:06

301 W Beauregard Ave STE 203
San Angelo, TX 76903
325-657-4358

Inspection 20160127-
Number: 00416

Inspector: Donoho, David
Date 1/27/2016
Completed:

San Angelo Fire Marshal's Office
301 W Beauregard Ave STE 203
San Angelo, TX 76903
325-657-4358

Printed: 04/14/2021
10:06

Inspection 20160127-
Number: 00415

Inspector: Donoho, David



Inspection Report

Contact

Phone: (325) 653-
1351

Occupant

West BEAUREGARD Avenue
402 Occupant:: KNIGHTS INN
76903

Inspection

Inspection Type: GI100-ROUTINE FIRE
Reason: Scheduled

Fee: 25.00
Passed: No

San Angelo Fire Marshal's Office
301 W Beauregard Ave STE 203
San Angelo, TX 76903
325-657-4358

Printed: 04/14/2021
10:08

Inspection 20160204-
Number: 00571

Inspector: Donoho, David
Date 2/4/2016
Completed:



Inspection Report

Contact

Phone: (325) 653-
1351

Occupant

West BEAUREGARD Avenue
402 Occupant:: KNIGHTS INN
76903

Inspection

Inspection Type: PERMIT FOLLOWUP

Reason: Scheduled

Fee: 0.00

Passed: No

Notes: On the South end of the hotel an additional staircase is required. Under the 2009 International Fire Code, when more than two exits are required dead end corridors shall not extend beyond 50 feet in existing buildings. You currently have a dead end corridor of 114 feet to the nearest set of stairs. Additional stairs are required on the South end of the building due to the length of the dead end corridor. You can go to 52 W. College St. & obtain your information for permits and inspections.

Staircase shall be built and complete before February 2017.

San Angelo Fire Marshal's Office
301 W Beauregard Ave STE 203
San Angelo, TX 76903
325-657-4358

Printed: 04/14/2021
10:07

Inspection Number: 20170227-00603

Inspector: Denson, Herbert



Inspection Report

Contact

Phone: (325) 653-1351			
Primary Contact Title: Mr.	Primary Contact First Name: JAY	Primary Contact Last Name: PATEL	Primary Contact Position: OWNER
Primary Contact Work Phone: 325-653-1351	Primary Contact Cell Phone: 325-895-0876		

Occupant

West BEAUREGARD Avenue
 402 **Occupant::** KNIGHTS INN
 76903

Inspection

Inspection Type: HT100-HOTELS AND MOTELS
Reason: Scheduled

Fee: 134.00
Passed: No

San Angelo Fire Marshal's Office
301 W Beauregard Ave STE 203
San Angelo, TX 76903
325-657-4358

Printed: 04/14/2021 10:09

Inspection 20191018-
Number: 03544

Inspector: McEntyre,
Robert
Date 10/16/2019
Completed:



Inspection Report

Contact

Phone: (325) 653-
1351

Occupant

West BEAUREGARD Avenue
402 Occupant:: KNIGHTS INN
76903

Inspection

Inspection Type: CP100-COMPLAINT
Reason: Scheduled

Fee: 0.00
Passed: No

Violations

Violation Count: 1

Violations

Violation Code	Violation Status	Complaint Reported Date	Inspected Date	Comments
1020.4	Violation Noted - Schedule Recheck	10/16/2019 15:30	10/16/2019 15:30	There must be a stairway put in on the second floor on the southside of the building within 20 feet of the dead end corridor to proper egress in case of an emergency. Per our conversation on 10/16/2019 at 1530 you stated and agreed to have this stairway completed by 02/15/2020.

San Angelo Fire Marshal's Office
301 W Beaugard Ave STE 203
San Angelo, TX 76903
325-657-4358

Printed: 04/14/2021
08:06

Inspection 20191104-
Number: 03627

Inspector: McEntyre,
Robert
Date 11/4/2019
Completed:



Inspection Report

Contact

Phone: (325) 653-
1351

Occupant

West BEAUREGARD Avenue
402 Occupant:: KNIGHTS INN
76903

Inspection

Inspection Type: HT100-HOTELS AND MOTELS

Reason: Scheduled

Fee: 134.00

Passed: No

Notes: Must replace missing light covers in the rooms, and balcony areas. See following violations

Violations

Violation Count: 5

Violations

Violation Code	Violation Status	Complaint Reported Date	Inspected Date	Repaired Date	Comments
503.3	Violation Noted - Schedule Recheck	11/04/2019 15:46	11/04/2019 15:46		Parking lot must be marked with fire line marking.
901.6	Violation Noted - Schedule Recheck	11/04/2019 15:48	11/04/2019 15:48	12/02/2019 09:32	Two of your fire alarms are not sounding and are inoperative.
407.2	Violation Noted - Schedule Recheck	11/04/2019 15:52	11/04/2019 15:52	12/02/2019 09:30	Need to supply book for all chemicals MSDS sheets that you store on property
315.3.1	Violation Noted - Schedule Recheck	11/04/2019 15:53	11/04/2019 15:53	12/02/2019 09:30	In laundry room storage must be 24 inches from ceiling height.
605.3	Violation Noted - Schedule Recheck	11/04/2019 15:55	11/04/2019 15:55	12/02/2019 09:31	Must have at least 30 x 36 inch clearance from main electrical boxes in laundry room.

San Angelo Fire Marshal's Office

301 W Beauregard Ave STE 203
San Angelo, TX 76903
325-657-4358

Printed: 04/14/2021
08:10

Inspection Number: 20191205-03854

Inspector: McEntyre, Robert
Date Completed: 12/2/2019



Inspection Report

Contact

Phone: (325) 653-1351

Occupant

West BEAUREGARD Avenue
402 Occupant:: KNIGHTS INN
76903

Inspection

Inspection Type: Re-Inspection
Reason: Scheduled
Notes: Just waiting for warmer weather to take care of fire lane striping.
Passed: Yes

Violations

Violation Count: 5

Violations

Violation Code	Violation Status	Complaint Reported Date	Inspected Date	Repaired Date	Comments
503.3	Violation Noted - Schedule Recheck	11/04/2019 15:46	11/04/2019 15:46		Parking lot must be marked with fire line marking.
901.6	Violation Noted - Schedule Recheck	11/04/2019 15:48	11/04/2019 15:48	12/02/2019 09:32	Two of your fire alarms are not sounding and are inoperative.
407.2	Violation Noted - Schedule Recheck	11/04/2019 15:52	11/04/2019 15:52	12/02/2019 09:30	Need to supply book for all chemicals MSDS sheets that you store on property
315.3.1	Violation Noted - Schedule Recheck	11/04/2019 15:53	11/04/2019 15:53	12/02/2019 09:30	In laundry room storage must be 24 inches from ceiling height.
605.3	Violation Noted - Schedule Recheck	11/04/2019 15:55	11/04/2019 15:55	12/02/2019 09:31	Must have at least 30 x 36 inch clearance from main electrical boxes in laundry room.

San Angelo Fire Marshal's Office
301 W Beauregard Ave STE 203
San Angelo, TX 76903
325-657-4358

Printed: 04/14/2021 08:11

Inspection 20200109-
Number: 04068

Inspector: McEntyre,
Robert
Date 1/9/2020
Completed:



Inspection Report

Contact

Phone: (325) 653-
1351

Occupant

West BEAUREGARD Avenue
402 Occupant:: KNIGHTS INN
76903

Inspection

Inspection Type: Re-Inspection

Reason: Follow-Up

Passed: No

Notes: Owner stated that he had turned estimate for the installation of the new staircase. He stated that he is in possible foreclosure with the bank. He also stated that he is unable to repair the or fix the issue on the code violation regarding the deadend corridor.

Violations

Violation Count: 1

Violations

Violation Code	Violation Status	Complaint Reported Date	Inspected Date	Comments
1020.4	Violation Noted - Schedule Recheck	10/16/2019 15:30	10/16/2019 15:30	There must be a stairway put in on the second floor on the southside of the building within 20 feet of the dead end corridor to proper egress in case of an emergency. Per our conversation on 10/16/2019 at 1530 you stated and agreed to have this stairway completed by 02/15/2020.

San Angelo Fire Marshal's Office
301 W Beauregard Ave STE 203
San Angelo, TX 76903
325-657-4358

Printed: 04/14/2021
08:13

Inspection 20200311-
Number: 04644

Inspector: McEntyre,
Robert
Date 2/14/2020
Completed:



Inspection Report

Contact

Phone: (325) 653-
1351

Occupant

West BEAUREGARD Avenue
402 Occupant:: KNIGHTS INN
76903

Inspection

Inspection Type: Re-Inspection

Reason: Follow-Up

Fee: 0.00

Passed: No

Notes: Follow-up re-inspection conducted on February 14th 2020. Owner has still not corrected the code violations. Talked to owner he stated that he was going through bankruptcy and has turned all the information about the violations to his attorney and his bank. He stated that he would not be corrected the code violations that is was the responsibility of the bank.

Violations

Violation Count: 1

Violation Code	Violation Status	Violations Complaint Reported Date	Inspected Date	Repaired Date
1020.4	Violation Noted - Schedule Recheck	02/14/2020 14:34	02/14/2020 14:34	02/14/2020 14:35

San Angelo Fire Marshal's Office
301 W Beauregard Ave STE 203
San Angelo, TX 76903
325-657-4358

Printed: 04/14/2021
08:14

SAN ANGELO FIRE MARSHAL'S OFFICE

301 WEST BEAUREGARD AVE., SAN ANGELO, TEXAS 76903

PHONE: 325-657-4358

FAX: 325-481-2622



October 23, 2020

CMRRR #9414 7266 9904 2126 4317 56

Subject: Installation of Stairway on Southside of Building
Address: 402 W. Beauregard Ave
San Angelo, TX 76903

Kamlesh Patel:

This letter is to inform you of our recent inspection of the hotel 402 W. Beauregard Ave, San Angelo, Texas, 76903 that was conducted on October 16th at 1530 to inspect and to discuss safety issues regarding having no proper egress for the dead end corridor located on the second floor on Southside of the building. Per IFC 2015 Section 1020.4 when more than two exits are required dead-end corridors shall not extend beyond 20 feet in existing buildings. You currently have a dead-end corridor of 114 feet to the nearest set of stairs.

On February 4, 2016 Mr. Patel was initially notified by Fire Inspector Brent Donohue that he was in violation of the 2015 international fire code regarding dead end corridors. Per our records Mr. Patel was advised to had a another stair case to the front of his building on the south side from the second floor down to the parking lot to give proper egress for tenants staying on the second floor and to comply with the 2015 international fire safety code. On January 9, 2020 I followed up on the code violation with Mr. Patel and advised him that he was told on February 4, 2016 to have the violation corrected and it was still not done. He stated that he would get some quotes and have the staircase installed to comply with the fire code. Mr. Patel asked if he could have until February 2020 to complete the project because he had to pay his yearly taxes on the property first then he could start to complete the project adding a stair case. I advised Mr. Patel that he had until February 15, 2020 to come into compliance or further action could be taken. Mr. Patel agreed to the new extension.

On January 20, 2020 I had noticed that nothing was being done at Mr. Patel hotel property so I stopped by the office to discuss the progress or what plans he has made to come into compliance. Mr. stated that he was unable to complete what we had discussed in October 2019. He stated to me that he did not have the money to add the stair case and that he was going through foreclosure and he had turned everything including the quote for the new stair case over to his bank and that it was their problem now. I advised Mr. Patel that as long as he still own the hotel that he was still in violation of the fire code and that we needed to get the stair case installed.

Per our conversation on 10/16/2019 you have agreed to have a stairway installed on the south side of your building to meet the minimum standard of not having a dead-end corridor extend past twenty feet without having a stairway for proper egress and to have this completed by 02/15/2020. According to the Tom Green County Accessors office you still own the property and it is not in foreclosure. Failure to complete this item with result in legal action by our office.

You have 90 days to come into compliance or our office will need to take further action in this matter.

Any questions you can contact me at my office 1-325-657-4358 ext 3806

Sincerely,

A handwritten signature in black ink, appearing to read 'R. McEntyre', written over a horizontal line.

Robert McEntyre
Fire Inspector / Fire Investigator