

City Ordinance 4.1200 Dangerous Building
Section 4.1204 Minimum Standards

Structure(s) location _____

A building is considered not to meet the minimum standards of the City of San Angelo for continued use and occupancy, regardless of its date of construction, under the following conditions:

(1) Any unoccupied structure that is dilapidated, substandard, or unfit for human habitation and a hazard to public health, safety and welfare, including but not limited to:

- _____ (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 with roof, ceiling, floors, walls, sills, windows, foundation or any combination thereof, rotted or decayed and falling apart;
- _____ (c) any structure with shingles or roofing material not in place, or is not free from leaks and sages;
- _____ (d) any structure that is uninhabitable due to obsolescence and deterioration caused by neglect, vandalism, fire damage, old age, or the elements;
- _____ (e) any structure in danger of falling and injuring persons or property;
- _____ (f) 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;
- _____ (g) 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 protect from the weather;
- _____ (h) 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;
- _____ (i) any structure that is in an unsanitary condition and likely to create disease because of the presence of insects, rodents or vermin;
- _____ (j) any structure that is damp and in an unsanitary condition and is likely to create disease and sickness;
- _____ (k) any structure that has holes, cracks or other defects in it;
- _____ (l) any structure that does not have railings for stairs, steps, balconies, or porches;
- _____ (m) any structure that is not weathertight and waterproof, including but not limited to, roofs, wall, windows, doors and flooring;
- _____ (n) any structure that does not have a moisture resistant finish or material for the flooring or subflooring of each bathroom, shower room and toilet room;
- _____ (o) any structure with floors that are missing, buckled, warped, worn, loose, or unlevel;
- _____ (p) any structure with an electric system that is a hazard due to inadequate maintenance, dilapidation, fire hazard, disaster, damage or abandonment or not safely capable of carrying a load imposed by normal use of appliances and fixtures; or

- _____ (q) Any structure where the deterioration, decay or inadequacy of its floor joists, floors, subfloors, or foundation is likely to cause the structure to partially or completely collapse.
- (2) Any occupied structure that is dilapidated, substandard, or unfit for human habitation and a hazard to public health, safety and welfare, including, but not limited to the items in number 1 above and the following:
- _____ (a) any structure that does not have in operating condition a connection to discharge sewage from the structure or land 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 it not connected to an electric service and in operation.
- (3) Any structure that:
- _____ Is not occupied by its owners, lessees or other invitees, has been left unsecured from unauthorized entry so that it could be entered or used by vagrants, transients or other uninvited persons as a place of harborage or entered and utilized by children as a play area, regardless of its structural condition.
- (4) Any building that is boarded up, fenced or secured if:
- _____ (a) the structure constitutes a danger to the public even though secured from entry; or
- _____ (b) the means used to secure the structure are inadequate to prevent unauthorized entry or use of the structure.

I, Joanna Jackson, of the Fire Marshal's Office hereby certify that the above conditions exist at the structure(s) located at _____, San Angelo, Texas.

____ Residential structure ____ Accessory structure(s) ____ Cellar ____ Commercial Structure

_____ Since one of more of the conditions exist, it is recommended that the above structure(s) be demolished.

_____ One or more of the conditions exist, however it is recommended that the above structure(s) not be demolished.

Signature

Date