



**Building Standard Commission  
Review**

**Creekside Apartments**

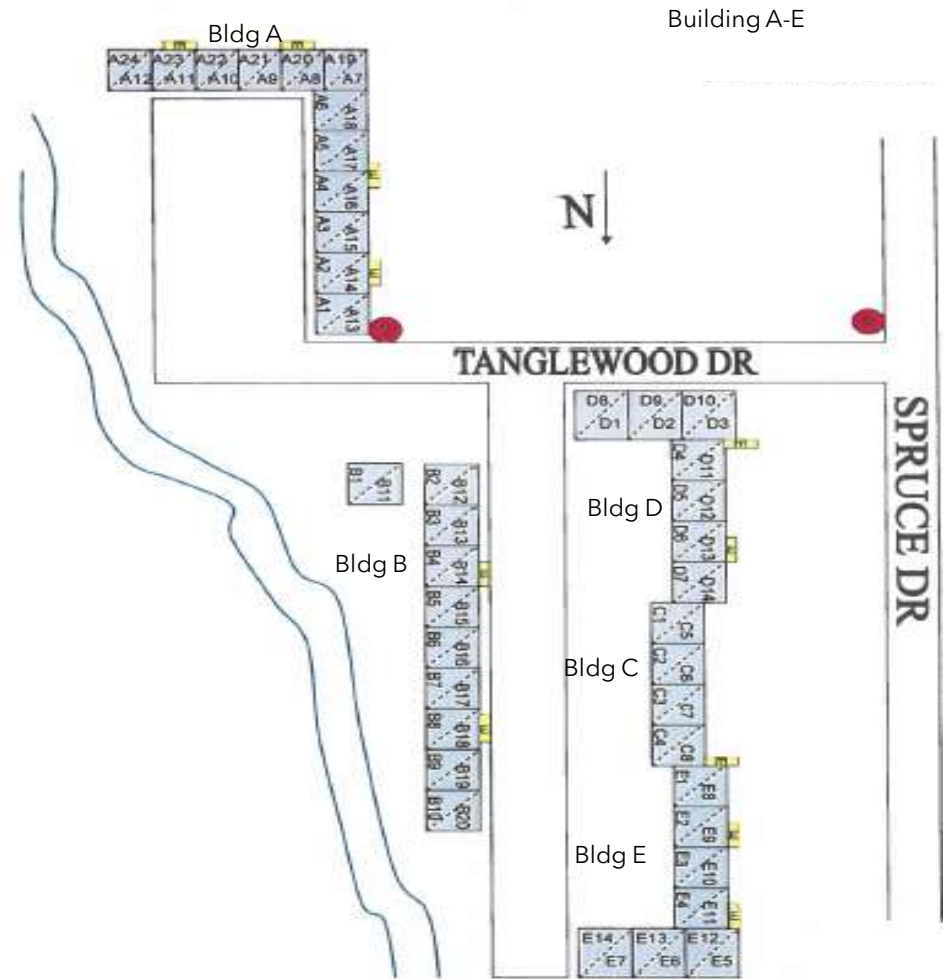
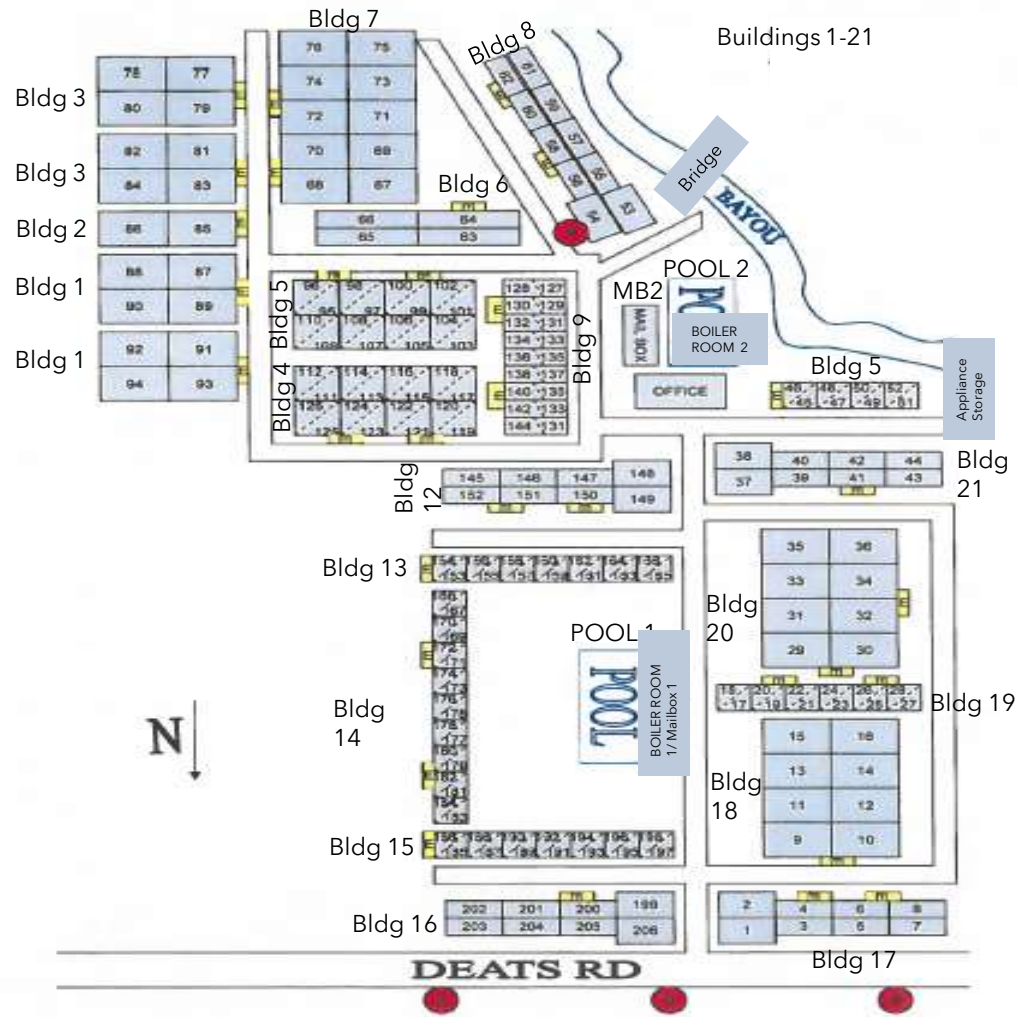
Address: 406 Deats Road,  
Dickinson Texas 77539

Legal Description: ABST 19 PERRY & AUSTIN SUR  
PT OF LOT 103 (0-2) DICKINSON ADDN D &  
LOTS 1 THRU 15,20,21 & PT OF LOTS 16,17 & 18  
TALL TIMBERS SUB

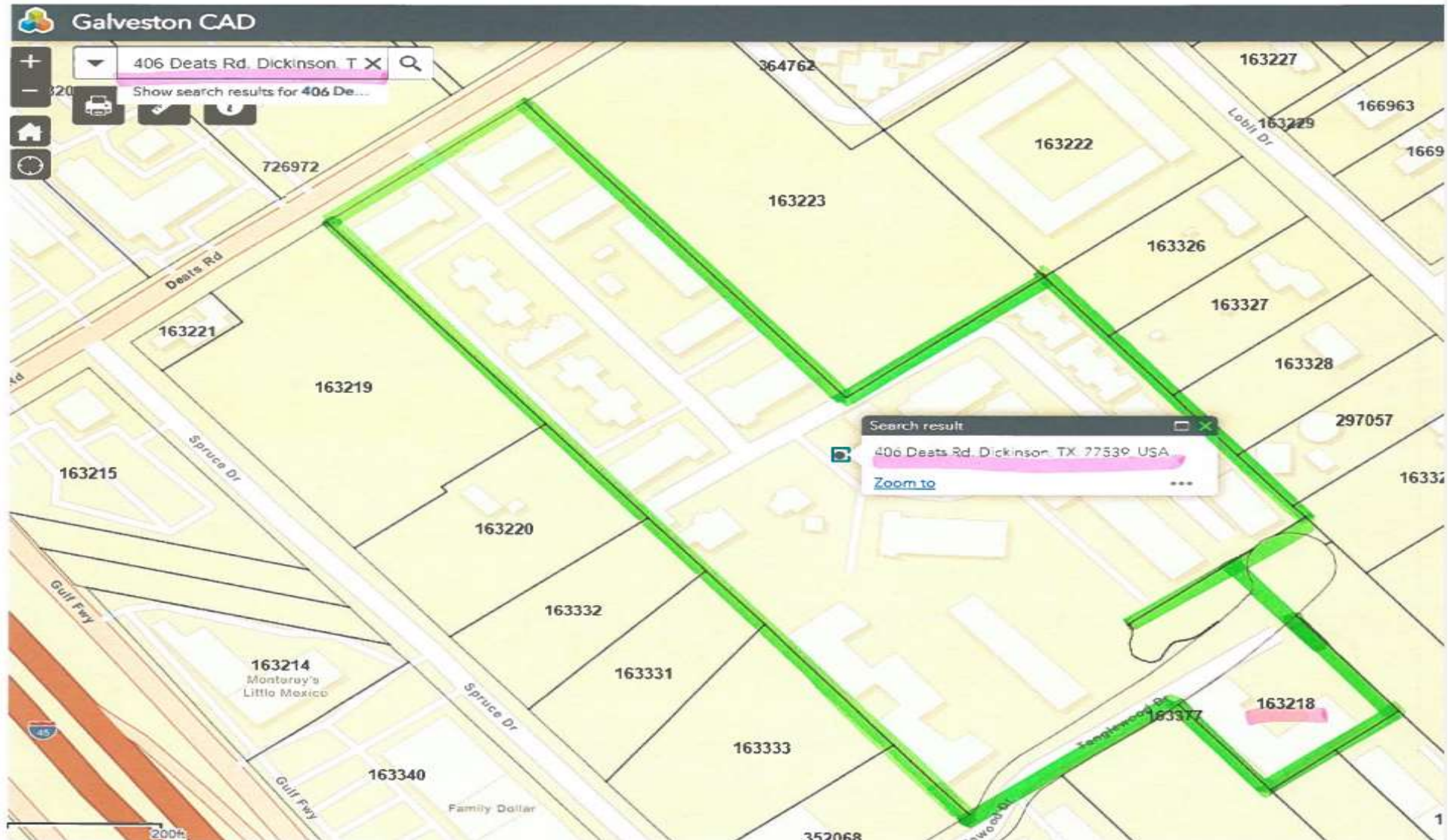
Property ID: 163218

September 26, 2022

# Property Layout Map



# Galveston County Appraisal District





# Google Earth Image



# Property Inspection Investigation

City Ordinance Titles	City Ordinance Description
Chapter 5 Article I Sec 5-04	Standards for declaring substandard buildings or structure(s)
Chapter 12 Article III Sec. 12-47	Prohibited conditions
2018 Codes- IFC; IBC; IPMC	International Fire Code, International Building Code, International Property Maintenance Code



# Creekside Apartments 406 Deats Rd. Dickinson TX 77539

This presentation is a demonstration of conducted inspections by the City of Dickinson's Chief Building Official, Assistant Building Official, Fire Marshal, Code Enforcement Officer, and SAFE Built Code Officials. Inspections were conducted through property owner-approved and tenant-approved visits during the periods of May 2022 through September 2022. At the time of the inspections, specific violations of the following provisions of codes were observed at the property:

The overall conditions of the buildings and the property. After full review of the property, it is evident that there is not one building in violation instead the whole property (including every building and structure on the property) is in a state of disrepair and lack of concern for the general welfare of the people who live and work there.



# Onsite Structures

Structures/Accessories/Pools	Building Count
Tenant Occupied	23 Buildings
Office	1
Storage Building	1
Outside Appliance Storage	1
Mailbox/Laundry Room	2
Pool	2
Boiler Room	2
Vacant	3 Building A-E
Total	35

# Building Code & Code Enforcement Violation's



# Chapter 12 Article III Sec. 12-47 (Prohibited Conditions)

The following slides will demonstrate the observations of the inspectors who saw violations of Chapter 12 Article II Section 12-47. Prohibited Conditions of the City of Dickinson Code of Ordinances.

**Including:**

- (a) Trash and Liter
- (b) Weed Control
- (c) Stagnant water
- (d) Accumulation of filth
- (e) Accumulation of rubbish
- (f) Impairment of drainage

The exterior of the property and premises found lack of maintenance and was unclean and hazardous conditions were found; including accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, rat harborages, stagnant water, combustible materials, and similar materials which could constitute fire, health or safety hazards and could create a place for rodent harborage and infestation.



09/13/2022



09/13/2022



09/13/2022



09/13/2022

Chapter 12 Article III Sec. 12-47 (Prohibited Conditions)



# Laundry Room 1





# Laundry Room 2





## 2018 IMPC SECTION 304

EXTERIOR STRUCTURE 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.





# Chapter 12 Article III Sec. 12 -47 (a) Prohibited Conditions





# Sanitation and Sanitary Drainage System

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Chapter 5 Article II Sec. 5-21 (8) 2018 International Property Maintenance Code Section 302.1 Sanitation. Exterior property and premises shall be maintained in a clean, safe, and sanitary condition.

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Chapter 5 Article II Sec. 5-21 (8) 2018 International Property Maintenance Code Section 504 Sanitary Drainage System.

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{P} 506.1 General. Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

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Sections {P} 506.1 Maintenance. Every plumbing stack, vent, waste, sewer line shall function properly and be kept free from obstructions leaks and defects.

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\* During the inspections we observed sewage wastewater on the ground, sewage can be hazardous to the environment, the ground water and other bodies of water, as well as contain bacteria, fungus, viruses, and harmful diseases to people. We found areas of overflowing sewage in at least 4 locations around the property.

Building 16





Open sewer cleanouts were found throughout the property, exposed sewer pipe and raw sewage found near apartments 19, 9, 3, 4, 16 and at the office.













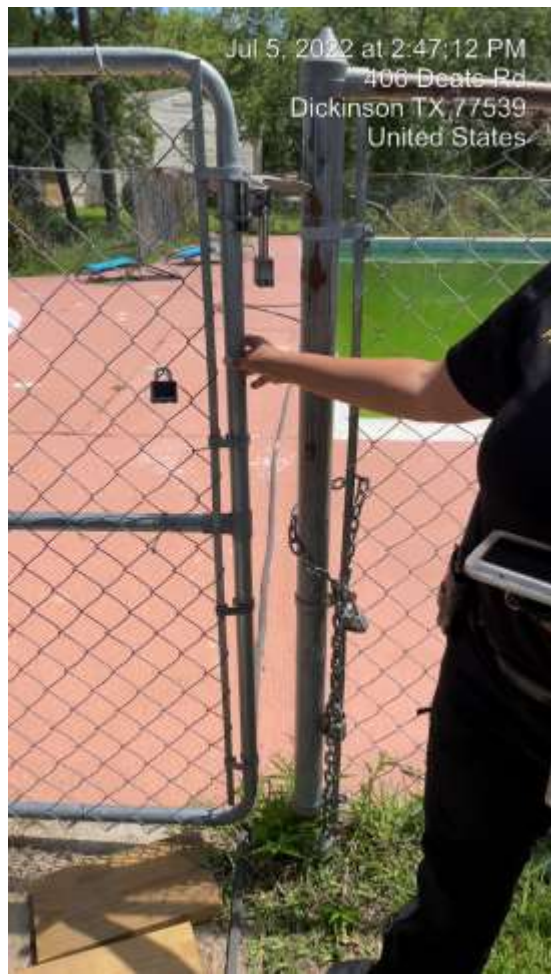


The following slides will demonstrate the observations of the inspectors who saw violations of Chapter 12 Article II Section 12-47 (c) stagnant water and Chapter 5 Article II Sec. 5-21 (8) 2018 International Property Maintenance Code Section 303 regarding: Swimming Pools, Hot Tubs & Spas The existing swimming pool were noted on the property. One pool appears to be covered with non-weather resistant lumber that was dislodged from its built foundation. The protective chain link fencing was inadequately locked and secured. Large accessible holes and loose fencing allows the area to be accessible. The interior perimeter was grossly overgrown with high grass and weeds. Visual inspection could not determine whether there was water in the pool. The second pool located adjacent to office was filled with green, stagnant water creating a life safety concern and insect infestation health hazard. Both pools appear to have been in a long-term condition of disrepair.













### Chapter 5 section 5-04 (b) (4) Structural deformities.

A building or structure which has been built and constructed in such a manner as to be hazardous in that the construction of the building or structure is of such a nature that it has placed the same in jeopardy of collapse or that the building or structure will not reasonably withstand customary and ordinary exposure to the elements; a building or structure which, because of the deficiency of its materials, methods or means of construction, including the foundation, structural elements, wiring or apparatus, plumbing and fixtures, entrances or exits, renders the building or structure unsafe and dangerous.







The City of Dickinson Code of Ordinances Chapter 5 Section 5-04 Substandard conditions states: For the purpose of this article, any building or structure which has any or all of the following conditions or defects shall be deemed a substandard and dangerous building and be below the minimum standards for continued use and occupancy.

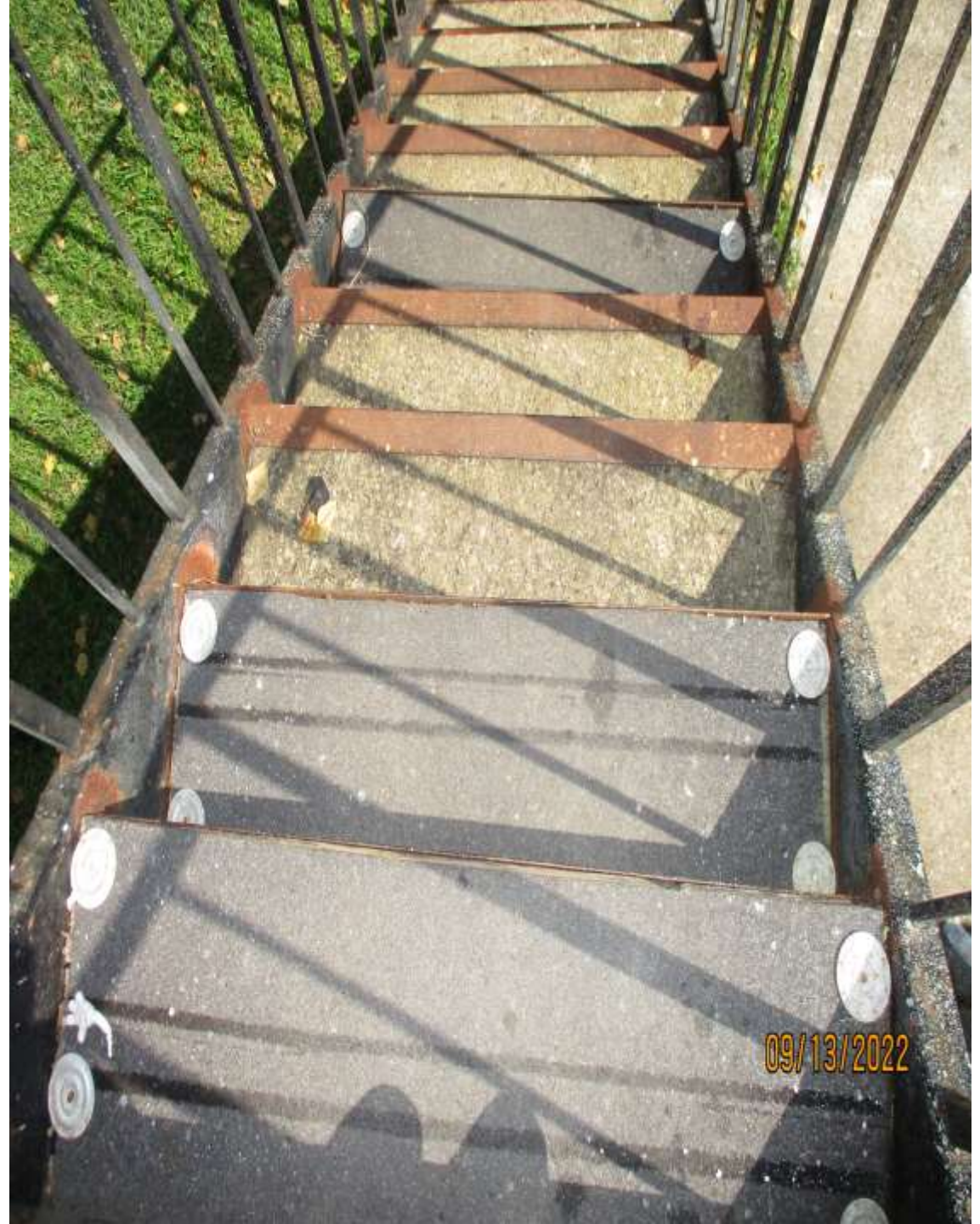




108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be dangerous: 1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction 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.















2018 IPMC SECTION 304 EXTERIOR STRUCTURE  
304.1.1 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.



















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Sep 13, 2022 2:32:08 PM  
406 Deats Road





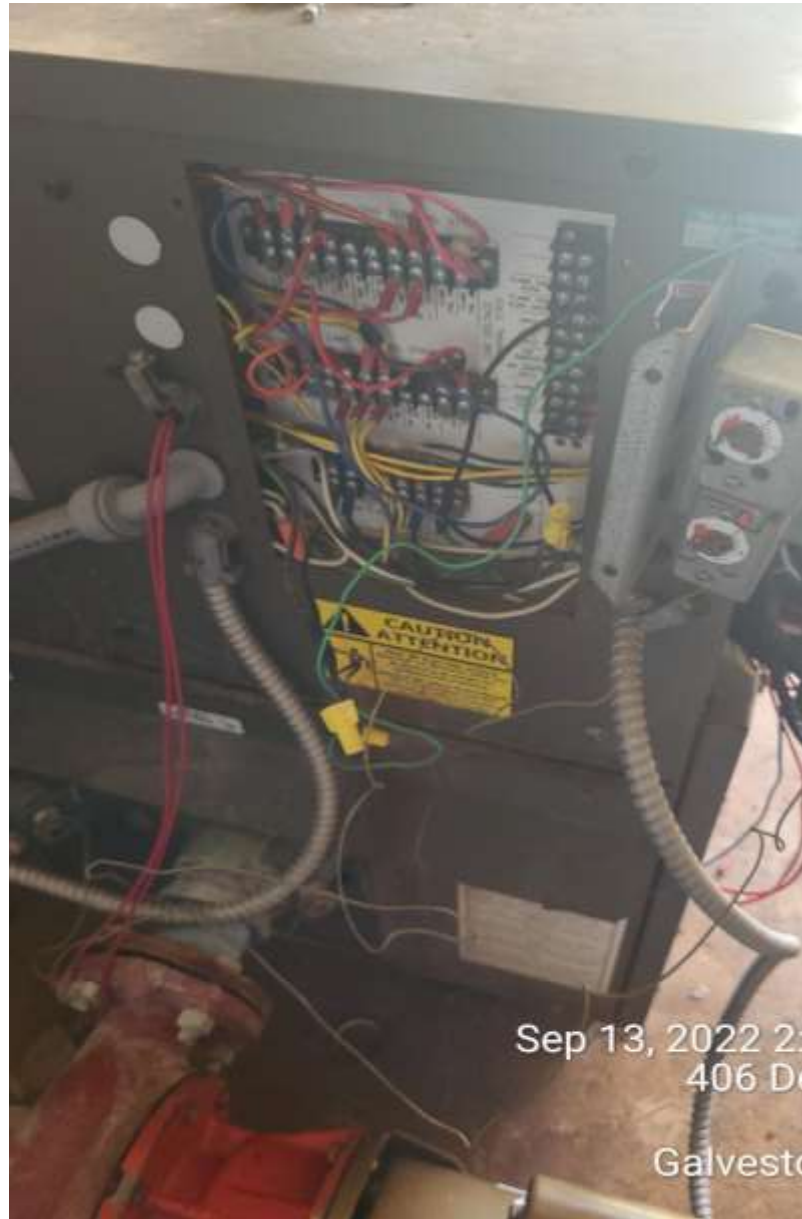


# Boiler Room 1





# Boiler Room 2









# Appliance/Storage Room

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May 5, 2022 2:38:46 PM  
406 Deats Road  
Dickinson  
Galveston County  
Texas



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406 Deats Road  
Dickinson  
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Texas



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406 Deats Road  
Dickinson  
Galveston County  
Texas



## Electrical Violations

2018 IPMC

### SECTION 304.1

*FINDINGS.* Electrical service equipment appears to be anchored to failing nonstructural building components. Large areas of building materials (brick) are missing where the electrical equipment is mounted on many units leaving the interior of the structure open to environmental elements and rodent infestation. Obvious water intrusion was noted. In other areas, equipment has been mounted to bare lumber, and entire groups of service equipment are dislodging from their mounted services. Open wiring conductors were noted throughout exterior areas of the complex. Poorly mounted light fixtures were dislodging from their anchored surfaces and becoming fall and electrical hazards. Improper use of electrical conductor material was noted throughout the complex. Use of interior conductors has been used on exterior of structure. Conductors appear to be MC cable and UF cable. Noted throughout the complex structures were dislodging rain gutters, dislodging fascia boards, loose siding bricks, waterlogged siding and exposed interior construction components including but not limited to exposed insulation, exposed vapor barriers, exposed drywall, exposed plumbing and electrical.





Sep 13, 2022 at 11:23:09 AM  
436-454 Deats Rd  
Dickinson TX 77539  
United States



Sep 13, 2022 at 11:16:09 AM  
406 Deats Rd  
Dickinson TX 77539  
United States







Sep 13, 2022 1:01:42 PM  
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Galveston County  
Texas



Before

05/05/2022



After

06/21/2022



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Sep 13



Fire Code Violations  
City Ordinance Chapter 7,  
2018 IFC



VIOLATIONS

\*Improper maintenance of fire apparatus access road. Large potholes, crumbling asphalt, and deep ruts were observed to fire apparatus access roads throughout the complex.

\*Improper maintenance of fire lane markings and parking striping.



May 9, 2022 1:01:33 PM  
406 Deats Road  
Dickinson  
Galveston County  
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May 4, 2022 4:21:01 PM  
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Dickinson  
Galveston County  
Texas



May 9, 2022 1:02:00 PM  
406 Deats Road  
Dickinson  
Galveston County  
Texas





VIOLATION -Improper address identification.





# VIOLATIONS

\*No portable fire extinguisher where required.

\*Expired fire extinguisher inspections

\* Locked fire extinguisher cabinets.

\*Obstruction of fire extinguishers

Exterior Fire extinguisher cabinets throughout the complex are lined with dark blue film, unable to identify if there is a fire extinguisher inside the locked cabinet.





## VIOLATIONS

\*Smoke alarms improperly installed; smoke alarms not interconnected where required

\*No smoke alarm where required

\* Improper placement and installation of smoke alarms





# VIOLATION

- \*Improper maintenance of emergency escape opening
- \*Obstruction of egress







May 9, 2022 10:11:52 PM  
406 Deats Road  
Dickinson  
Galveston County  
Texas

**VIOLATION- Observation of structural hazards**

2018 IFC, Chapter 1, Section[A]110.1.2 Structural hazards.

Where an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with Section 110.1.



Fence Picket used to repair stairs

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Galveston County  
Texas



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406 Deats Road  
Dickinson  
Galveston County  
Texas



07.05.2022 13:32



2018 IFC, Chapter 1, Section 111 [A]111.1.1

Unsafe conditions.

Unsafe conditions were observed throughout the property including all structures and buildings on the property. Structures or existing equipment have become unsafe or deficient due to: Inadequate means of egress, Penetrations of fire-resistive construction that constitute a fire hazard, leaking sewage, and uncapped washouts were observed in numerous areas throughout the property rendering conditions that are dangerous to human life and the public welfare, no certificate of occupancy, illegal or improper occupancy, and Inadequate maintenance of buildings, mechanical systems, electrical components, and plumbing.





# VIOLETIONS

- \*Unsafe Conditions Continued
- \*Penetrations in fire-resistance-rated construction.





# Building 18 Unit 9





**VIOLATION- Waste accumulation prohibited.**

2018 IFC, Chapter 3, Section 304.1

**COMBUSTIBLE WASTE MATERIAL**

304.1 Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.

**304.1.1 Waste material.**

Accumulations of wastepaper, wood, hay, straw, weeds, litter or combustible or flammable waste or rubbish of any type shall not be permitted to remain on a roof or in any court, yard, vacant lot, alley, parking lot, open space, or beneath a grandstand, bleacher, pier, wharf, manufactured home, recreational vehicle or other similar structure.

**Improper storage of combustible rubbish**

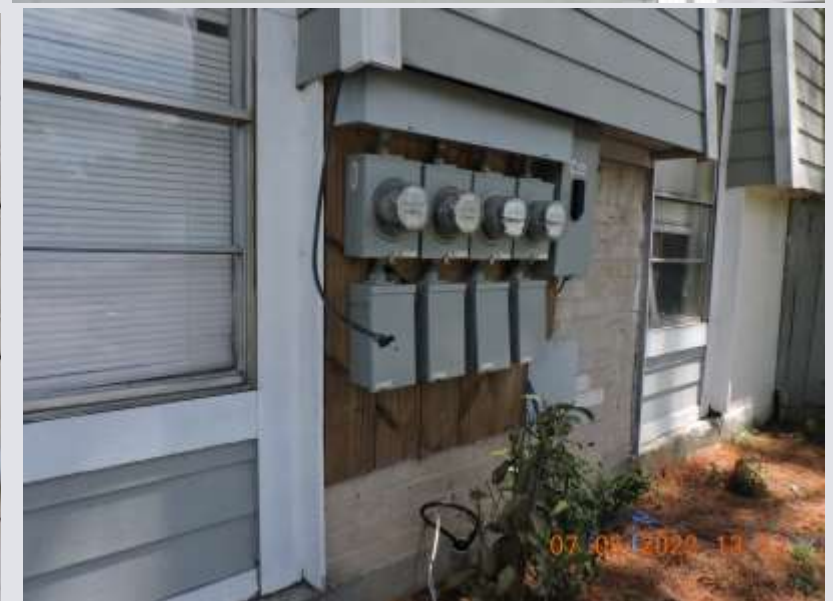
**304.2 Storage.**

Storage of combustible rubbish shall not produce conditions that will create a nuisance or a hazard to the public health, safety, or welfare.





Electrical meters are required to be labeled identifying the service disconnect for each apartment.





# VIOLATION

\*Unpermitted Structure

Structure erected without approved building permit or inspection.





**VIOLATION-**

**Observed vacant structures that are not secured against unauthorized entry as required.**

2018 IFC Chapter 3, Section 311 for this reason buildings A, B, C, D, and E shall be deemed unsafe.





# VIOLATION

\*Penetrations in fire-resistance-rated construction.

