



Building A - E



SECTION 108
UNSAFE STRUCTURES AND EQUIPMENT

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 unlawful, such structure shall be condemned pursuant to the provisions of this code.

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.
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.
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, 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.

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. 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.

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.

Penetrations in fire-resistance-rated construction. 2018 IFC, Chapter 703, Section 703.1

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.

Bridge









Building A
May 5, 2022



05/05/2022



05/05/2022



Building A
September 12, 2022







Open & Unsecured









Building B





05/05/2022



05/05/2022



05/05/2022



05/05/2022



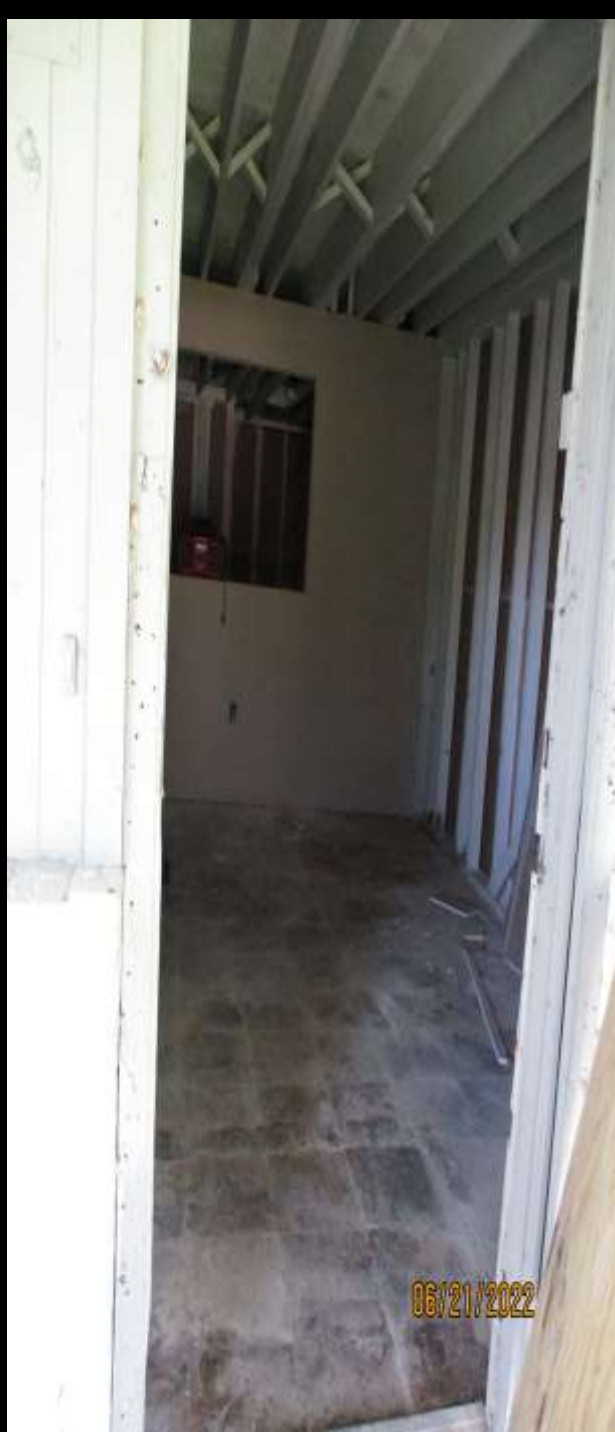
05/05/2022



Open &
Unsecured







May 5, 2022 at 6:02:52 PM
106 Deats Rd
Dickinson TX 77539
United States

05/19/2022

06/21/2022

09/12/2022









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.





05/12/2022



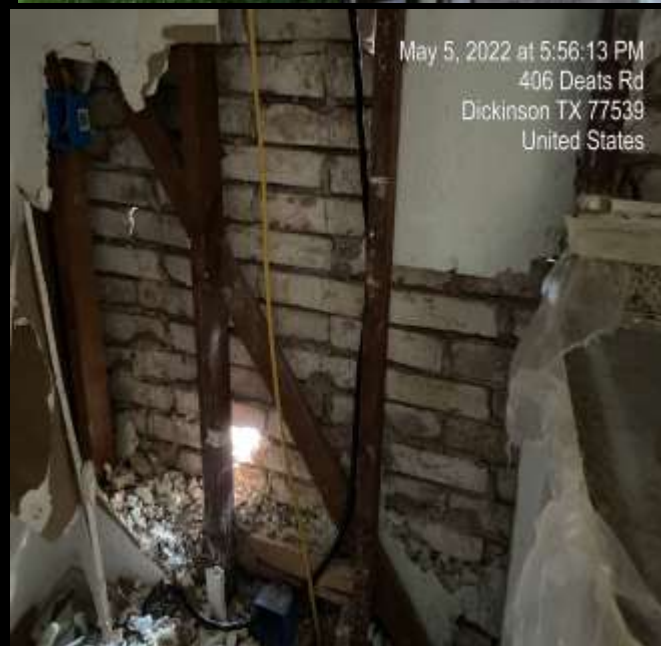
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406 Deats Rd
Dickinson TX 77539
United States



May 5, 2022 at 5:55:49 PM
406 Deats Rd
Dickinson TX 77539
United States



May 5, 2022 at 5:56:01 PM
406 Deats Rd
Dickinson TX 77539
United States



May 5, 2022 at 5:56:13 PM
406 Deats Rd
Dickinson TX 77539
United States

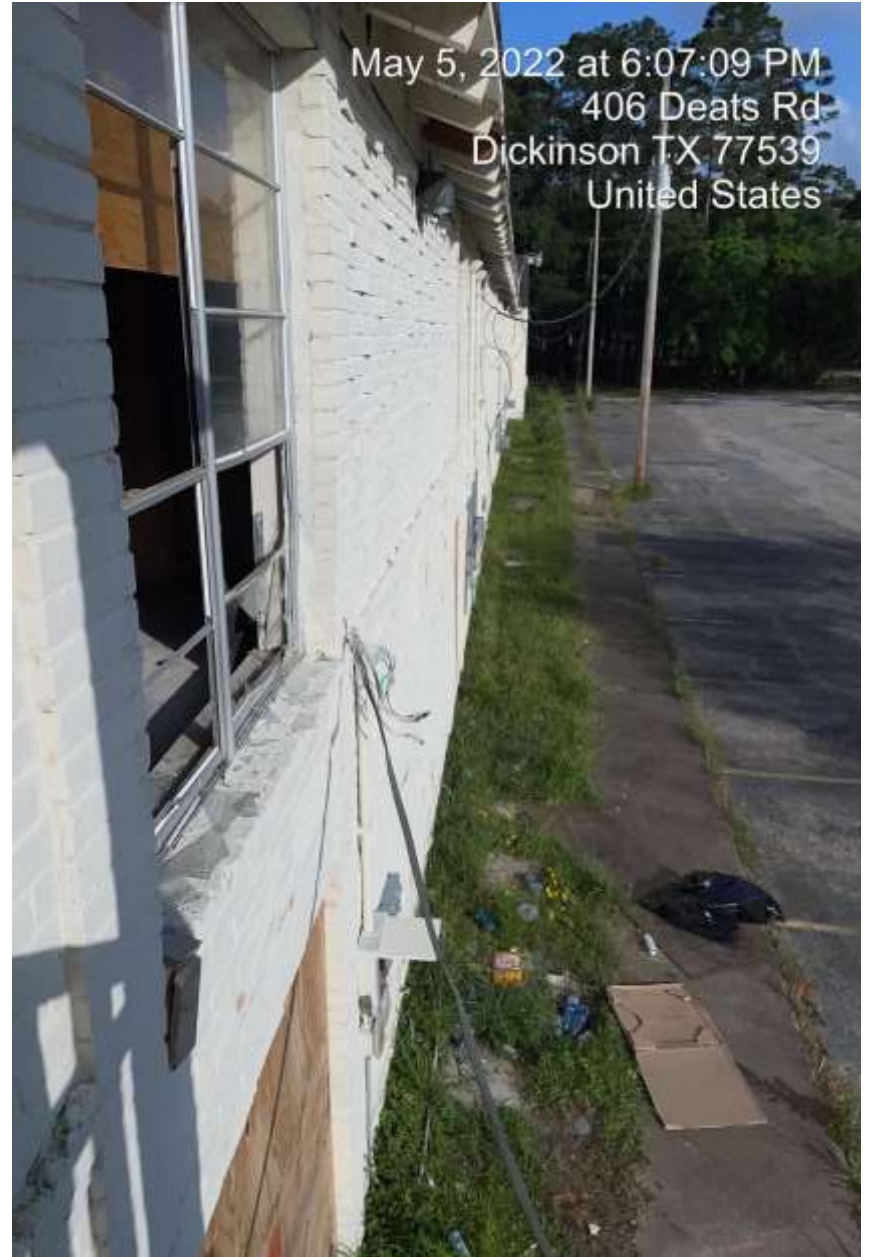
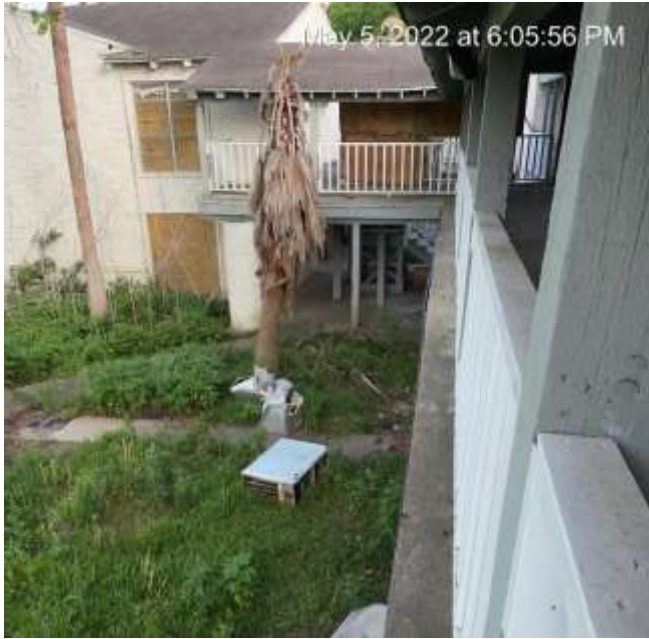


May 5, 2022 at 5:56:16 PM
406 Deats Rd
Dickinson TX 77539
United States



May 5, 2022 at 5:55:38 PM
406 Deats Rd
Dickinson TX 77539
United States







Building D, C, E

06/24/2022



09/12/2022



May 5, 2022 at 6:13:00 PM
406 Deats Rd
Dickinson TX 77539
United States



May 5, 2022 at 6:13:52 PM
406 Deats Rd
Dickinson TX 77539
United States



406 Deats Rd
Dickinson TX 77539
United States



May 5, 2022 at 6:12:34 PM
406 Deats Rd
Dickinson TX 77539
United States



406 Deats Rd
Dickinson TX 77539
United States

May 5, 2022 at 6:15:37 PM
406
Dickinson
Unit



May 5, 2022 at 6:15:37 PM
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Unit



May 5, 2022 at 6:15:37 PM
406 Deats Rd
Dickinson TX 77539
United States









