



Substandard Structure Checklist

*Reference – City of McKinney Texas Code of Ordinances, Chapter 126, Article II, Division 3 Housing and Substandard Building Code

DATE: December 21, 2022

CODE COMPLIANCE INSPECTOR: Vernon Woods Jr.

PROPERTY ADDRESS: 309 Wolfe Street

Property Condition: Checked boxes indicate a deficiency

☐ High Grass ☐ Trash ☒ Debris ☐ Fencing ☐ Abandoned Vehicles
☒ Single Family Dwelling ☐ Commercial ☐ Accessory Story: 1 Number of Units: 1
☒ Frame ☐ Masonry ☒ Fire Damage ☒ Vacant ☐ Unsecured ☒ Posted

"ALL STRUCTURES MUST MEET CURRENT BUILDING CODES"

EXTERIOR WALLS 304.2, 304.6

☐ Satisfactory

☒ Unsatisfactory

Requirement: A structural engineer will need to provide a report describing conditions found and determine if the walls can be repaired or required to be demolished due to conditions found.

Comments: Fire damage

FOUNDATION 304.4, 304.5

☒ Satisfactory

☐ Unsatisfactory

Requirement: A structural engineer will need to provide a report describing conditions found and determine if foundation can be repaired or required to be demolished due to conditions found.

Comments:

ROOF 304.2, 304.7, 304.4

☐ Satisfactory

☒ Unsatisfactory

Requirement: A structural engineer will need to provide a report describing conditions found and determine if roof can be repaired or required to be demolished due to conditions found.

Comments: Fire damage

PORCHES 304.2, 304.7, 304.4

☒ Satisfactory

☐ Unsatisfactory

Requirement: A structural engineer will need to provide a report describing conditions found and determine if porches can be repaired or required to be demolished due to conditions found.

Comments:

WINDOWS AND DOORS 304.13, 304.14, 304.15, 304.18

☐ Satisfactory

☒ Unsatisfactory

Requirement: The windows and doors will need to be replaced in compliance with current code if the structure is found to be structurally safe or is repaired per engineer design.

Comments: Fire damage

INSIDE WALL / CEILINGS 305.2, 305.3

☐ Satisfactory

☐ Unsatisfactory

Requirement: The inside walls and ceiling framework will need to be replaced in compliance with current code if the structure is found to be structurally safe or is repaired per engineer design.

Comments: Unable to verify interior conditions as property was vacant. Interior of property must comply with City of McKinney Housing Code.

STEPS 304.10

☒ Satisfactory

☐ Unsatisfactory

Requirement: The steps will need to be added to comply with access and egress requirements of the code.

Comments:

FLOORS 304.10

☒ Satisfactory

☐ Unsatisfactory

Requirement: If the foundation is made secure in accordance with the engineer report the floor coverings will need to be replaced

Comments:

PLUMBING 504.1, 501.2

☐ Satisfactory

☒ Unsatisfactory

Requirement: If the engineer report shows repair, a Master Plumber will need to assess the condition of the plumbing system by testing with repairs required to meet current code.

Comments: Unable to verify plumbing conditions as property was vacant. Plumbing must comply with City of McKinney Housing Code.

ELECTRICAL 601.2, 603.1, 605.1

☐ Satisfactory

☒ Unsatisfactory

Requirement: If the engineer report shows repair, a Master Electrician will need to assess the condition of the electrical system by testing with repairs required to meet current code.

Comments: Unable to verify electrical conditions as property was vacant. Electrical system at the property must comply with City of McKinney Housing Code.

MECHANICAL 603.1

☐ Satisfactory

☒ Unsatisfactory

Requirement: If engineer determines repair, a licensed HVAC contractor will need to provide compliance.

Comments: Unable to verify mechanical conditions as property was vacant. Mechanical components at the property must comply with City of McKinney Housing Code.

Dangerous structure or premises (2018 IPMC section 108.1.5). Any structure or *premises* that has any or all of the conditions or defects described below shall be considered 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.

ALL STRUCTURES MUST MEET THE FOLLOWING CODES:

2021 International Residential Code
2021 International Building Code
2021 International Energy Conservation Code
2021 International Mechanical Code
2021 International Plumbing Code
2020 National Electrical Code

Inspection Comments and Recommendations:

If the option to rehabilitate is extended, the structure must be brought up to the adopted Model Codes. Any deviation from the original plan would require an engineered design.

Other issues not specifically addressed herein may arise during the inspection process. In any case, these issues must meet the adopted Model Codes.