



Substandard Structure Checklist

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

DATE: October 10, 2023
CODE INSPECTOR: Jaime Lozoya
PROPERTY ADDRESS: 904 N Church St

Property Condition: Checked boxes indicate a deficiency

<input type="checkbox"/> High Grass	<input type="checkbox"/> Trash	<input type="checkbox"/> Debris	<input type="checkbox"/> Fencing	<input type="checkbox"/> Abandoned Vehicles	
<input type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input type="checkbox"/> Accessory	Story: 1	Number of Units: 1	
<input checked="" type="checkbox"/> Frame	<input type="checkbox"/> Masonry	<input type="checkbox"/> Fire Damage	<input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Unsecured	<input checked="" type="checkbox"/> Posted

“ALL STRUCTURES MUST MEET CURRENT BUILDING CODES”

<u>EXTERIOR WALLS</u>
<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> 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: Exterior Walls throughout property exhibit damaged/deteriorating surfaces on all four sides.

<u>FOUNDATION</u>
<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> 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: Property has foundation failure present and is causing sagging in the middle of the structure.

ROOF

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: The entire roof at the property needs to be repaired or replaced as the structure has damaged/deteriorating roof coverings.

PORCHES

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: Porch in compliance at the time of inspection.

WINDOWS AND DOORS

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: Unable to inspect windows and door at the property as all have been boarded.

INSIDE WALL / CEILINGS

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 inspect interior of the property as it was boarded at the time of inspection. Interior must comply with the IPMC as adopted by the City of McKinney.

STEPS

Satisfactory

Unsatisfactory

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

Comments:

FLOORS

Satisfactory

Unsatisfactory

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

Comments: Unable to inspect floors of the property as it was boarded at the time of inspection. All flooring must comply with the IPMC as adopted by the City of McKinney.

PLUMBING

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 inspect plumbing of the property as it was boarded at the time of inspection. All plumbing must comply with the IPMC as adopted by the City of McKinney.

ELECTRICAL

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 inspect electrical of the property as it was boarded at the time of inspection. Electrical system must comply with the IPMC as adopted by the City of McKinney.

MECHANICAL

Satisfactory

Unsatisfactory

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

Comments: Unable to inspect Mechanical of the property as it was boarded at the time of inspection. All mechanical must comply with the IPMC as adopted by the City of McKinney.

ACCESSORY STRUCTURES

Satisfactory

Unsatisfactory

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

Comments:

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.

Jaime Lozoya
Senior Code Compliance Officer
(972) 547-7570 – Desk
jlozoya@mckinneytexas.org