



NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CONSTRUCTION CODES BOARD OF ADJUSTMENT AND APPEALS ON MAY 25, 2023 AT 6:00 P.M. IN THE COUNCIL CHAMBERS LOCATED AT MANSFIELD CITY HALL, 1200 E. BROAD STREET, MANSFIELD, TEXAS 76063.

Name and Address of Record Owner:

NEWPORT INVESTMENTS LLC
274 SHAES TURN
ALEDO, TX 76008

Name and Address of all Lienholders, Mortgagees or Other Persons with Interest:

TEXAS TRUST CREDIT UNION
5850 WEST I-20
ARLINGTON, TEXAS 76017

According to the records of Tarrant County Appraisal District, and other records required to be searched by the City of Mansfield, Texas you are the owner, lienholder or mortgagee of property described as:

CAMBRIC PARK BLOCK 3 LOT 18

Commonly known as:
320 QUEENS CT, MANSFIELD, TX 76063 (the "Property".)

Please be advised that the Building Official of the City of Mansfield found and determined that the above-described Property is substandard and that proceedings shall commence to cause the repair, vacation, relocation of occupants, removal, demolition or securing of the Property. Attached please find a copy of the Substandard Building Inspection Report dated 03/08/2023, describing the conditions found to render the Property substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Section 150.011(D) of the Code of Mansfield, Texas.

A Public Hearing will be held on the date noted above before the Construction Codes Board of Adjustment and Appeals (the "Board") to determine whether the Property complies with the standards set out in Section 150.011(D) of the Code of Mansfield, Texas.

According to law, the owner, lienholder, or mortgagee will be required to submit at the hearing proof of the scope of any work that may be required to comply with the ordinance, and the time it will take to reasonably perform the work.

If the Property is found to be in violation of the standards set forth in Section 150.011(D) of the Code of Mansfield, Texas, the Board may order that the Property

be repaired, vacated, removed or demolished, secured, or the occupants relocated, by the owner, mortgagee or lienholder within thirty days (30 days).

If the Order given to the owner, mortgagee, or lienholder is not complied within the allowed time, **the City** may vacate, secure, remove or demolish the Property and relocate the occupants of the building. The expenses incurred by the City shall be a personal obligation of the Property owner in addition to a priority lien being placed upon the Property to secure payment.

If you should have any questions regarding this notice, or you are not the owner, mortgagee, or lienholder please call the office of the Building Official at (817) 276-4223 or the Code Enforcement Officer at (817) 728-3637.

Attachments:

- Inspection Results Dated 03/8/2023.



1200 E. Broad Street
Mansfield, Texas 76063
817-276-4200

March 8, 2023

Owner: Newport Investments LLC
274 Shaes Turn
Aledo, TX 76008-4867

Address of Subject Property: 320 N Queens Ct, Mansfield Texas 76063
Legal: Cambric Park Blk 3 Lot 18

Subject: Inspection Results of an Existing Structure

An inspection was conducted on March 6, 2023 at the above address which identified items that are in violation of the *2018 International Property Maintenance Code* (IPMC) and the *2018 International Building Code*. This letter is being sent to you to summarize the existing violations and outline what the adopted codes will require to correct them.

Inspection Observations:

The existing structure displays signs of wood rot and decay, dilapidated piers/foundation causing shifting of patio and balcony, unsecured guard railings that are detached from the building, unsound roof covering with a temporary tarp, rotted and split wooden supports, and damaged flooring. The priority for life-safety concerns is the structural soundness of the balcony, the balcony guardrail, and the shifted concrete patio below it.

The 2018 IPMC Section 108.1.1 states that a structure is unsafe when such structure is so damaged, decayed, dilapidated and structurally unsafe.

The 2018 IBC Section 116.1 states that structures that become unsafe, insanitary, or deficient that are a danger to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe.

The 2018 IBC Section 105.1 states that any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish, a structure or electrical, gas, mechanical or plumbing system which is regulated by this code, or to cause any such work to be performed shall make application to obtain required permits.

Please Take Further Notice: As the owner or person in control of the property mentioned, it is your responsibility to correct the existing violations on the property as outlined in this letter. Repair work on the structure must be evaluated by a structural engineer, a letter of recommendation and supporting drawings by the engineer must be submitted to the City clearly outlining corrective action needed to bring structure into compliance, all required permits are submitted to the City accompanied by the required submittal documents and all permits are approved and issued. You are encouraged to contact the Planning Department to ensure the structure can be reconstructed on the lot in compliance with the current ordinances along with any proposed additions or changes to the existing layout of the structure.

Minimum Building Permit Submittal Requirements:

Adopted codes with local amendments

2018 International Building Code

2017 National Electrical Code (2020 NEC per State adoption)

2018 International Energy Conservation Code

Note: To obtain a building permit; at a minimum the following items listed below must be submitted for review and approval:

1. Building permit application
2. Sub-contractors permit applications/validations (electrical, plumbing and mechanical)
3. Energy Compliance Report from an independent third party registered with the City of Mansfield for any building envelope changes, and
4. One set of plans drawn to scale which includes at a minimum:
 - A. Site plan** with lot dimensions, distance from property lines to structure, lot drainage directed away from structure and all easements noted
 - B. Construction plans** which shall include at a minimum
 - a. Floor plan dimensioned, with ceiling height noted and all rooms labeled,
 - b. Exterior elevation drawings indicating type of material proposed on exterior walls.
 - c. Door and window schedule keyed to the floor plan with U-factor and SHGC noted.
 - d. Table identifying wall and ceiling insulation type and R-value.
 - C. Engineered plans**
 - a. Foundation (or pier) plan and details prepared by a Texas Licensed Professional Engineer noting compliance with the 2018 IBC and the letter from the Engineer outlining corrective action needed to repair or remove the existing structure must be submitted with the plan.

If you have any questions or would like to schedule a meeting to discuss items listed above, please contact me at (817) 276-4224. Also, please provide the City with a timeline of when all repairs and/or abatement of the structure will be completed. Thank you for help and cooperation with this matter.

Sincerely,



Serena Smith, CBO I-3563
Chief Building Official