BUILDING & STANDARDS COMMISSION PACKET

July 18, 2024

BUILDING & STANDARDS COMMISSION AGENDA

Notice is hereby given that the Rockport Building & Standards Commission will hold a meeting on Thursday, July 18, 2024, at 5:30 p.m. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas. Members of the public can view the meeting via live stream at https://www.youtube.com/@rockporttxgov

Public participation is valued and citizens wishing to express their views on agenda items can electronically submit a citizen participation form in order to register to speak by going to https://rockport.seamlessdocs.com/f/BoardsCitizenParticipation or scanning the QR code to the right. Using the same form. citizens can also provide written comments to the Community Planner by 4:00 p.m. on the day of the meeting. The Chair will read the comments and they will be summarized in the minutes of the meeting.

SCAN ME

The matters to be discussed and acted upon are as follows:

Opening Agenda

1. Call meeting to order.
2. Introduction of new Code Enforcement Staff.

Public Hearing

3. Call to Order – Building & Standards Commission.
4. Administer Oath to any and all persons providing testimony on Agenda items.
5. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 519 East First St, also known as Block 78, Lot 1, Manning Subdivision, Rockport, Aransas County, Texas; currently owned by Larry ETUX Donnah Henne.
6. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 220 Lazy Road, also known as Lots 8 - 9, Lazy Acres Subdivision, Rockport, Aransas County, Texas; currently owned by Jerry W. & Jerri L. Messer.
7. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1115 South Live Oak Street, also known as Block 40, Lot 4, Doughty & Mathis Subdivision, Rockport, Aransas County, Texas, currently owned by Mark & Valerie Meandro.

Regular Agenda

8. Deliberate and act on approval of the regular meeting minutes of October 30, 2023.
9. Deliberate and act on a recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 519 East First St, also known as Block 78, Lot 1, Manning Subdivision, Rockport, Aransas County, Texas; currently owned by Larry ETUX Donnah Henne.
10. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 220 Lazy

Road, also known as Lots 8 - 9, Lazy Acres Subdivision, Rockport, Aransas County, Texas; currently owned by Jerry W. & Jerri L. Messer.

11. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1115 South Live Oak Street, also known as Block 40, Lot 4, Doughty & Mathis Subdivision, Rockport, Aransas County, Texas, currently owned by Mark & Valerie Meandro.
12. Discussion, Consideration, and Action regarding the Demolition Order issued by the Building & Standards Commission on June 26, 2023 for property located at 1122 N Ann, also known as Lots 11 & 12, Block 243, Smith & Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Rex Ledbetter.
13. Adjournment.

Special Accommodations

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (361) 729-2213, ext. 225 or FAX (361) 790-5966 or email citysec@cityofrockport.com for further information. Braille is not available. The City of Rockport reserves the right to convene into executive session under Government Code §§ 551.071-551.074 and 551.086.

In accordance with the requirements of Texas Government Code Section 551.127, a member of the governing body may participate in this meeting from a remote location. A quorum of the governing body as well as the presiding officer shall be physically present at the above posted location, which shall be open to the public. Those participating remotely shall be visible and audible to the public for all open portions of the meeting. A member of a governmental body who participates in a meeting remotely as provided by law, shall be counted as present at the meeting for all purposes.

Certification

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on Monday, July 15, 2024, at 1:00 pm and on the City's website at www.cityofrockport.com. I further certify that the following News Media were properly notified of this meeting as stated above*: The Rockport Pilot* and *Corpus Christi Caller Times*.

Carey Dietrich

_____

Carey Dietrich,
Asst Director Building & Development

PUBLIC HEARING
BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Thursday, July 18, 2024, at 5:30 p.m. at the Rockport Service Center, 2751 Highway 35 Bypass, Rockport, Texas. The Building Standards Commission will consider recommendations from the City of Rockport Code Enforcement Officers to order building(s) demolished on the following properties:

519 East First Street, also known as Block 78, Lot 1, Manning Subdivision, Rockport, Aransas County, Texas; currently owned by Larry ETUX Donnah Henne.

220 Lazy Road, also known as Lots 8 - 9, Lazy Acres Subdivision, Rockport, Aransas County, Texas; currently owned by Jerry W. & Jerri L. Messer.

1115 South Live Oak Street, also known as Block 40, Lot 4, Doughty & Mathis Subdivision, Rockport, Aransas County, Texas, currently owned by Mark & Valerie Meandro.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Planning & Zoning Commission meeting or to the City Secretary by 4:00 p.m. on the day of the City Council meeting. The comments will be read and summarized in the minutes of the meeting.

The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request, please contact the Code Enforcement Department at (361) 556-5310.

POSTED: the 28th day of June, 2024 at 11:00 a.m. on the bulletin board at the Rockport Service Center, 2751 Highway 35 Bypass, Rockport, Texas and on the website www.cityofrockport.com.

PUBLISHED: in *The Rockport Pilot* in the Wednesday, July 3 2024, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich

Carey Dietrich, Asst Director Building & Development

BUILDING & STANDARDS COMMISSION MINUTES

On this Monday, the 30th Day of October 2023, the Building and Standards Commission held a Meeting at 5:30 p.m. The meeting was held at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas.

Members Present	Members Absent
Warren Hassinger	Rocky Gudim
Patti Bemrose	Brandi Picton
Rick Smith	
Pam Dixon Frost	

Staff Members Present

Mike Donoho, Director Building and Development
Carey Dietrich, Community Planner/Building Official
Judy Emerson-Code Enforcement Officer
Valerie Stribling-Code Enforcement Officer in Training
Belinda Garcia- Administrative Coordinator
Robert Decker – Inspector
Greg Stevens- Chief of Police
Stephanie Garcia – Administrative Lieutenant
Danielle Hale – Council Liaison

Guest(s) Present

Six (6)

Open Agenda

1. Meeting called to order at 5:30 p.m.

Public Hearing

2. Call to Order – Building and Standards Commission.
3. Administer oath to any and/or all persons providing testimony on Agenda items.
4. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order(s) demolished, on property located at 307 Lazy Road, also known as South ½ of Lot 206, Lazy Acres Subdivision, Rockport, Aransas County, Texas; currently owned by David Leon Cash.

   Carolyn Cash spoke. Karen Lee spoke.

5. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished, on property located 311 Lazy Road, also known as .310-acre, Manufactured Home Serial No 038A&B, Title No. TEX-0227339 & 40, J Smith Survey, Rockport, Aransas County; currently owned by Mildred F. Parker in care of Larry W Cashion.

Larry Cashion and Karen Lee spoke. Close 5:42 pm.

Regular Agenda Open 5:42 pm

6. Deliberate and act on meeting minutes of September 19, 2023.

   MOTION: Member Smith made a motion to approve the minutes as presented. Member Frost seconded the motion. Motion passed unanimously.

7. Deliberate and act on recommendation from the Code Official that the Building and Standard Commission order building(s) demolished on property located at 307 Lazy Road, also known as South ½ of Lot 206, Lazy Acres Subdivision, Rockport, Aransas County, Texas; currently owned by David Leon Cash.

   Valerie Stribling spoke. Carolyn Cash spoke. Judy Emerson spoke.

   MOTION: Member Smith made a motion for a Demolition Order to be issued by the Building and Standards Commission for the property located at 307 Lazy Road. Member Frost seconded the motion.
   Motion passed unanimously.

8. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished, on property located at 311 Lazy Road, also known as .310-acre, Manufactured Home Serial No. 038 A & B, Title No. TEX-0227339 & 40, J Smith Survey, Rockport, Aransas County, Texas; currently owned by Mildred F. Parker in care of Larry W. Cashion.

   Valerie Stribling spoke. Larry Cashion spoke.

   MOTION: Member Frost made a motion Demolition Order to be issued by the Building and Standards Commission 30 days from today's date for the property located at 311 Lazy Road. Member Smith seconded the motion. Motion passed unanimously.

Adjournment

There being no further business, Chairman Hassinger adjourned the meeting at approximately 6:21 pm. **Member Fost made a motion to adjourn. Member Smith seconded. Motion passed unanimously.**

Prepared by:_____
Belinda Garcia, Administrative Coordinator

Approved by: _____
Warren Hassinger, Chairman

STAFF REPORT

Code Enforcement Department | Judy Emerson, Code Enforcement Officer
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5310, ext. 2383 | Email: jemerson@cityofrockport.com

PROPERTY ADDRESS/LOCATION
519 E First St.

APPLICANT/PROPERTY OWNER
Larry ETUX Donnah Henne

LEGAL DESCRIPTION
Manning, Block 78, Lot 1

PUBLIC HEARING/HEARING DATE(S)
1st Hearing-Thursday, July 18, 2024

BRIEF SUMMARY OF REQUEST

CE Officer Emerson is requesting that the structure be demolished, and the property be cleaned and cleared and returned to its natural state.

MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-2	Residential	R-2 Residential	812 SQFT Including two Porches Single Family Home	50 X 135 6,750 SQFT

STAFF RECOMMENDATION

REPAIR **REPAIR WITH CONDITIONS** **DEMOLISH**

PROPERTY HISTORY

5/2/24-CE Officer Emerson inspected location and found the structure to have several defects (see attached Substandard Structure Checklist). CE Officer also emailed AEP to inquire if the structure still had electrical service. The structure has not had a meter or service since January 2022. The CE Officer also checked the city utility records. The structure does have a utility account, but the usage has been the same since September 2018.

5/3/24-CE Officer Emerson prepared and mailed the Notice of Violation and posted the structure with the NOV and a warning notice of a Substandard Structure.

5/23/24-The Notice of Violation and Substandard Structure Checklist was returned as unclaimed.

6/6/24-The Public Hearing notice was posted on the structure and mailed to the property owner.

6/26/24 – Larry Henne has emailed the code officer the electrical plan for the structure. Officer requested if the owner had contacted an engineer regarding his plans.

6/28/24 – Code officer has not received an update from the owner regarding the engineer drawings.

7/3/24 – Officer posted the public hearing notice for the upcoming meeting on 7/18/2024.

A few of the defects of this structure; stucco is coming off of the cinder block structure, cracks throughout the structure, roof needs a complete repair, holes in the structure, roof is sagging, holes in the structure, porch is falling off, wood rot, the structure is sinking,

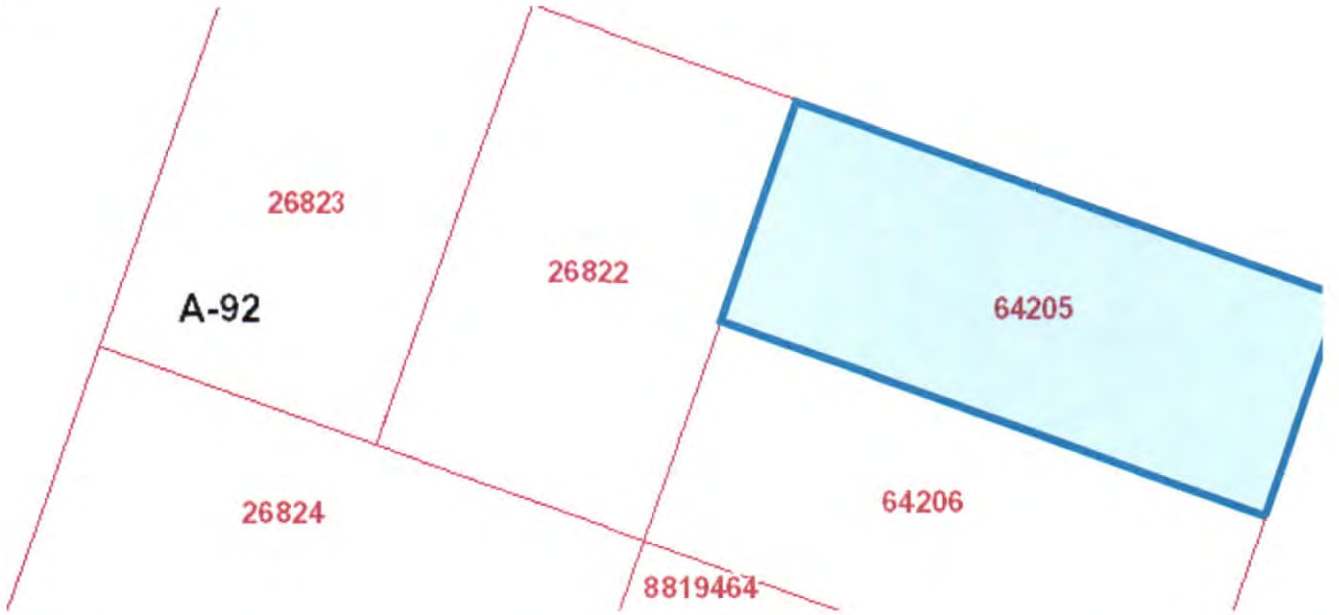
SEE ATTACHED SUPPORTING DOCUMENTS


N
519 E 1ST ST
1st
12/06/2023
© All EagleView Technology Corporation

Aransas CAD Property Search

Property ID: 64205 For Year 2024

Map



Property Details

Account

Property ID:	64205	**Geographic ID:**	3800-078-001-000
Type:	Real	**Zoning:**	
Property Use:	R 2 2ND SINGLE FAMILY DWELLING DISTRICT	**Condo:**	

Location

Situs Address:	519 E FIRST ST ROCKPORT, TX 78382
Map ID:	A-2 **Mapsco:**
Legal Description:	Manning, BLOCK 78, Lot 1
Abstract/Subdivision:	S3800 - Manning
Neighborhood:	SCROCK

Owner

Owner ID:	124136
Name:	HENNE LARRY ETUX DONNAH
Agent:	
Mailing Address:	22200 FM 463 DEVINE, TX 78016-4435

SUBSTANDARD BUILDING INSPECTION REPORT

DATE: 5-3-2024 INSPECTOR(S): C. Elrod, J. Emerson, & R. Ramos

STREET ADDRESS: 519 E. FIRST ST. CASE NO: 24-000442

LEGAL DESCRIPTION: MANNING, BLOCK 78, LOT 1

GENERAL DESCRIPTION: BLUE STRUCTURE(S) 812 SQFT INCLUDING PORCHES

OWNER(S): LARRY etux DONNAH HENNE

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☒ RESIDENTAL
- ☐ OCCUPIED
- ☒ UNOCCUPIED

FOUNDATION:

- ☐ SOUND CONDITION
- ☐ LISTING
- ☐ DETERIORATION
- ☐ DAMAGED FLOOR JOIST
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☒ NEEDS LEVELING
- ☐ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED SILLS
- ☒ OTHER THE STRUCTURE IS SINKING

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☒ IN NEED OF PAINT
- ☒ LISTING
- ☒ CRACKS
- ☐ FIRE DAMAGE
- ☐ LOOSE MEMBERS
- ☒ NEEDS EXTENSIVE REPAIRS
- ☒ DETERIORATED WOOD MEMBERS
- ☒ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☒ OTHER WINDOWS ARE BOARDED UP
  THE OUTSIDE WALLS ARE UNDULATING

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☐ COLLAPSED
- ☒ DETERIORATED RAFTERS
- ☐ DETERIORATED CEILING JOIST
- ☒ OVERHANG DETERIORATED
- ☒ NEEDS COMPLETE RECONSTRUCTION
- ☐ HOLES IN THE ROOF
- ☒ SAGGING
- ☒ ROOF COVERING DETERIORATED
- ☒ OTHER MULTIPLE LAYERS OF ROOFING MATERIAL
  THE ROOF IS SAGGING

INTERIOR WALLS:

- ☒ UNABLE TO ENTER
- ☒ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ LEANING STUDS
- ☐ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☐ BROKEN SHEETROCK
- ☐ WATER DAMAGE
- ☐ HOLES IN THE WALLS
- ☐ OTHER _____

FLOORS:

- ☒ UNABLE TO ENTER
- ☒ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ DETERIORATED WOOD MEMBERS
- ☐ FLOOR COVERING DAMAGED
- ☐ FIRE DAMAGE
- ☐ HOLES IN THE FLOOR
- ☐ WATER DAMAGE
- ☐ OTHER _____

Sec. 22-347. Conditions constituting a substandard or dangerous building.
In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

☐ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;

☐ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;

☒ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;

☒ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;

☒ Which has parts thereof which are so attached that they may fall and injure members of the public or property.

☒ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or

☒ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

☐ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**
Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or Is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance. dilapidation. obsolescence or abandonment.

☒ **SUBSTANDARD: BUILDING NEEDS REPAIRS**
The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth In the International Building codes adopted by the City of Rockport.

- ☒ MEANS OF EGRESS
- ☒ DOORS, EXTERIOR & INTERIOR
- ☐ FREE OF INFESTATION
- ☐ GARBAGE AND RUBBISH STORAGE
- ☒ HARDWARE
- ☒ WINDOW SASH AND SCREENS
- ☒ WINDOW FRAMES
- ☒ FOUNDATION WALLS AND PIERS
- ☐ FLOOR FRAMING AND FLOORING
- ☒ EXTERIOR WALLS AND COLUMNS
- ☒ EXTERIOR STEPS AND STAIRS
- ☒ ROOFING MATERIAL
- ☐ CEILING JOIST
- ☒ CARE OF PREMISES
- ☐ INTERIOR WALLS AND CEILINGS
- ☒ ELECTRIC LIGHTS AND SWITCHES
- ☐ ELECTRIC CONVENIENCE OUTLETS
- ☐ ELECTRIC PANEL
- ☒ ELECTRICAL METER BOX
- ☐ PLUMBING FIXTURES
- ☐ PLUMBING DRAINAGE SYSTEM
- ☒ OTHER THE PROPERTY NEEDS TO BE CLEANED UP.

Judy Emerson
SIGNATURE

MAY 3, 2024
DATE

714 E Concho Street
Rockport, Texas 78382

Phone: (361) 556-5310

NOTICE OF VIOLATION

Larry Etux Donnah Henne
22200 Fm 463
Devine, TX 78016

Case No. 24-000442
Issued: May 03, 2024
Certified Mail #: 95890710527001298840 45

VIOLATION LOCATION

519 E FIRST ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Manning, Block 78, Lot 1

Dear Larry Etux Donnah Henne,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,

is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."

According to the real property records of Aransas County, you own the real property described in this

notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who aquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S) THEN REPAIR, REMOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. SEE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING STRUCTURE(S) SUBSTANDARD. SEE HIGHLIGHTED ITEMS ABOVE FOR CONDITIONS CONSTITUTING A SUBSTANDARD OR DANGEROUS BUILDING. GENERAL DESCRIPTION OF STRUCTURE(S) IS DESCRIBED AS A BLUE STRUCTURE(S) WITH 812 TOTAL SQUARE FEET INCLUDING PORCHES. CODE OFFICER WILL ASK FOR DEMOLITION AT OUR NEXT BUILDING AND STANDARDS COMMISION MEETING, WHICH YOU WILL RECEIVE NOTICE OF, TO ASK FOR A DEMOLITION ORDER FOR THE STURCTURE(S) IF NO ACTION RESULTS FROM THIS NOTIFICATION WITHIN 30 DAYS.

Compliance:

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5310.

Judy Emerson

Judy Emerson

May 03, 2024

Date

9589 0710 5270 0129 8840 45

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee

$

Extra Services & Fees *(check box, add fee as appropriate)*

- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage

$ 24-000442

Total Postage and Fees

$ 0

Postmark Here

May 03 2024 9:45A

Sent To

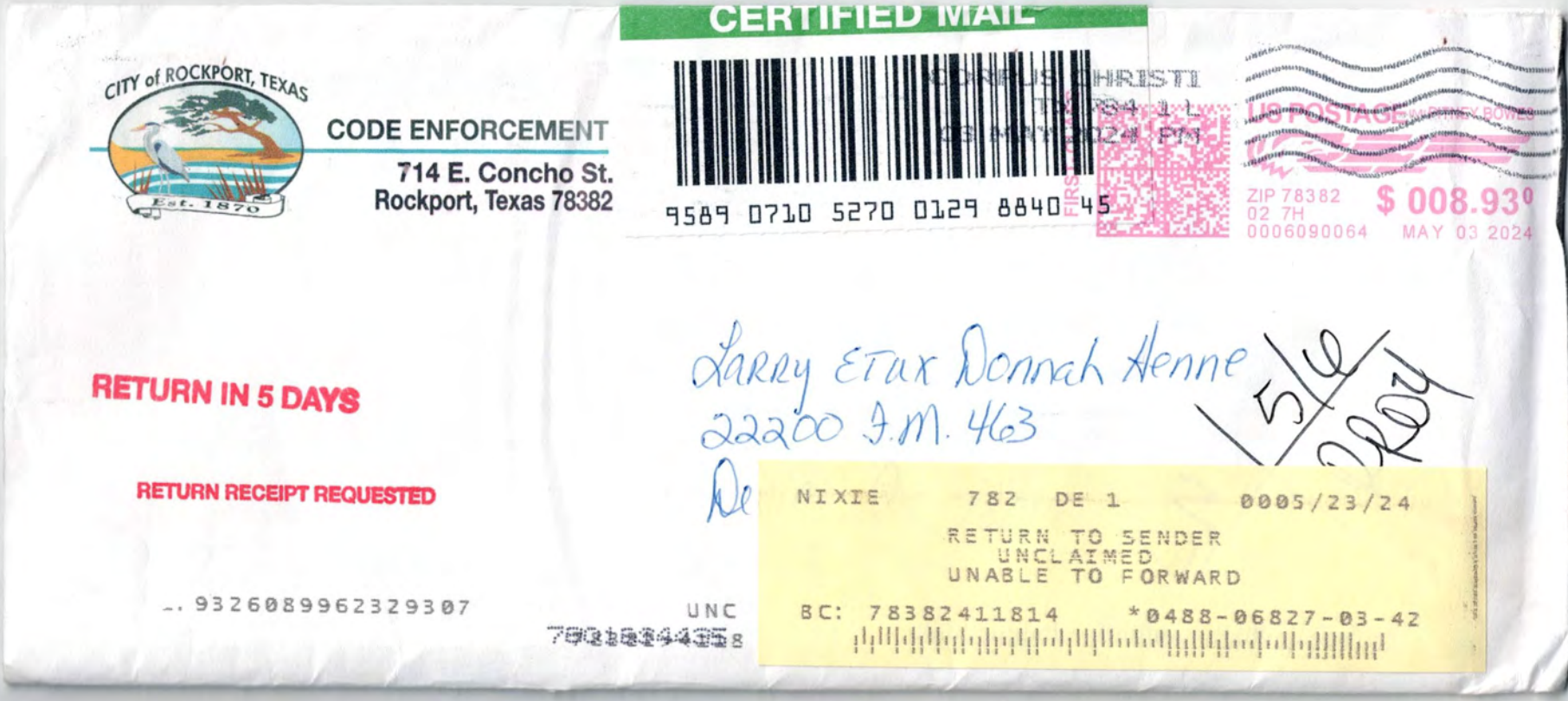
Larry & Trix Donnah Heine

Street and Apt. No., or PO Box No.

22260 FM 463

City, State, ZIP+4®

Devine, Tx 78016



CERTIFIED MAIL

CITY of ROCKPORT, TEXAS
Est. 1870

CODE ENFORCEMENT
714 E. Concho St.
Rockport, Texas 78382

9589 0710 5270 0129 8840 45

US POSTAGE PITNEY BOWES
ZIP 78382
02 7H
0006090064
$ 008.93⁰
MAY 03 2024

RETURN IN 5 DAYS

RETURN RECEIPT REQUESTED

Larry Etux Donnah Henne
22200 F.M. 463
De

5/6
2024

NIXIE 782 DE 1 0005/23/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 78382411814 *0488-06827-03-42

9326089962329307

UNC

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Larry Etux Donnah Henne
22200 FM 463
Devine, Tx 78016

9590 9402 8597 3244 3397 33

2. Article Number (Transfer from service label)

9589 0710 5270 0129 8840 45

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

24-00342

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Judy Emerson

From: Permit-Faxes <permit-faxes@aep.com>
Sent: Thursday, May 2, 2024 8:07 AM
To: Judy Emerson
Subject: RE: Information

Good morning,

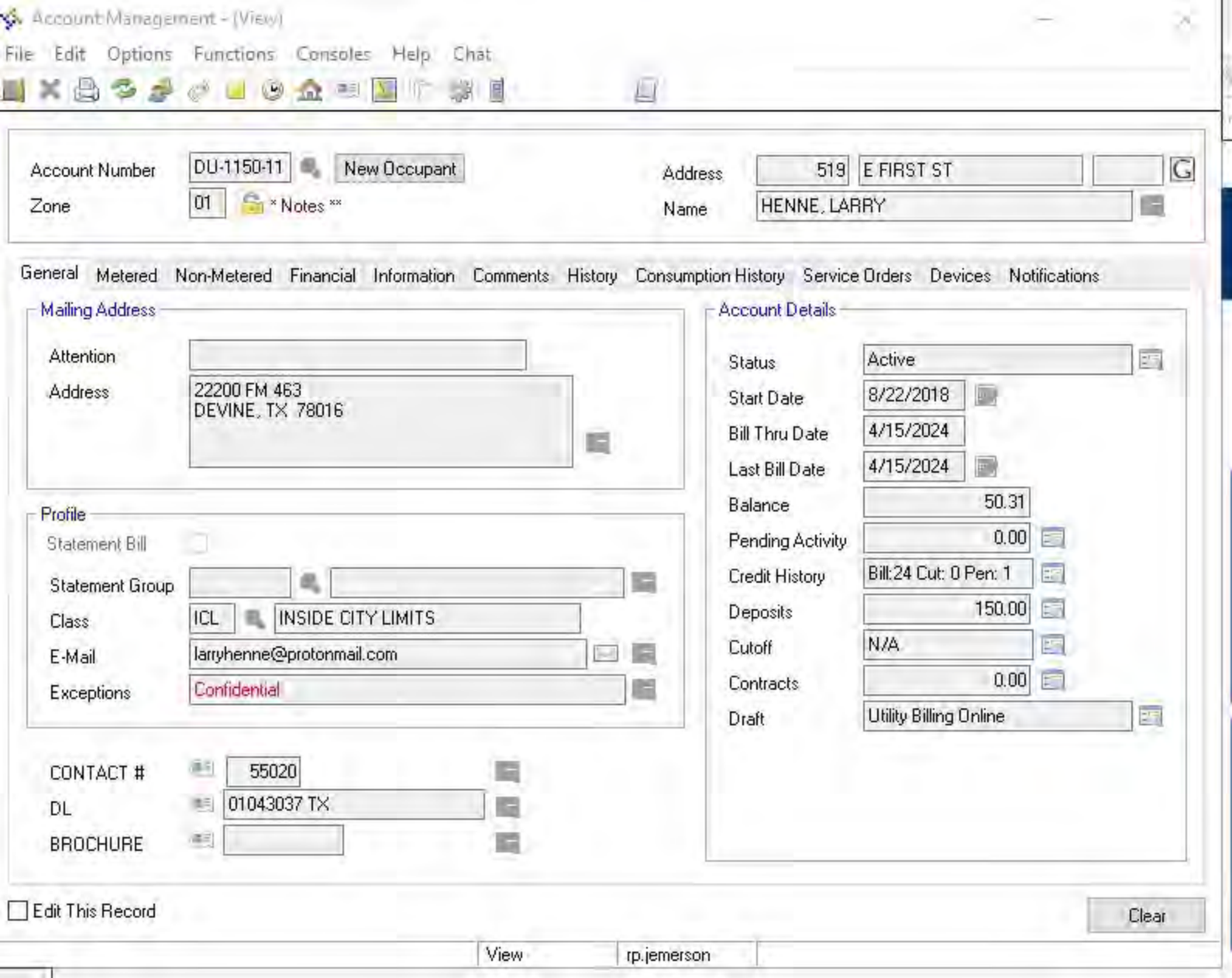
From: Judy Emerson <jemerson@cityofrockport.com>
Sent: Thursday, May 2, 2024 7:58 AM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Cory Elrod <celrod@rockporttx.gov>; Roberto Ramos <raramos@cityofrockport.com>
Subject: [EXTERNAL] Information

Good morning,
Can you please tell me if the following address have electric service?

519 E. First St. ****no meter and service since January 2022**
220 Lazy Rd. ****meter has been disconnected since July 2021**
1115 S. Live Oak St. ****Unable to find the address in our records**

Thank you,

Judy Emerson
City of Rockport
Code Enforcement Officer-TDLR #7296
714 E Concho St.
Rockport, TX 78382
361-556-5310-Office
361-542-6192-Cell
jemerson@cityofrockport.com


Account Management - (View)
File Edit Options Functions Consoles Help Chat
Account Number
DU-1150-11
New Occupant
Zone
01
* Notes **
Address
519
E FIRST ST
Name
HENNE, LARRY
General
Metered
Non-Metered
Financial
Information
Comments
History
Consumption History
Service Orders
Devices
Notifications
Mailing Address
Attention
Address
22200 FM 463
DEVINE, TX 78016
Profile
Statement Bill
Statement Group
Class
ICL
INSIDE CITY LIMITS
E-Mail
larryhenne@protonmail.com
Exceptions
Confidential
CONTACT #
55020
DL
01043037 TX
BROCHURE
Account Details
Status
Active
Start Date
8/22/2018
Bill Thru Date
4/15/2024
Last Bill Date
4/15/2024
Balance
50.31
Pending Activity
0.00
Credit History
Bill:24 Cut: 0 Pen: 1
Deposits
150.00
Cutoff
N/A
Contracts
0.00
Draft
Utility Billing Online
Edit This Record
Clear
View
rp.jemerson

Account Management - (View)

File Edit Options Functions Consoles Help Chat

Account Number DU-1150-11 New Occupant

Zone 01 * Notes **

Address 519 E FIRST ST

Name HENNE, LARRY

General Metered Non-Metered Financial Information Comments History Consumption History Service Orders Devices Notifications

Services 010 ICL INSIDE 3/4" MET-RES - 84774322 Filter Period 5/2022 Thru 6/2024

Grid Graph Bill History

Year

	Read			Total	Demand		Reading		
Month	Date	Previous	Current	Consumption	Read	Consumption	Flag	Source	Occupant
Year : 2024 Total 4									
Apr	04/15/2024	154	154	0			Regular	Hand Held	11
Mar	03/15/2024	154	154	0			Regular	Hand Held	11
Feb	02/15/2024	154	154	0			Regular	Hand Held	11
Jan	01/15/2024	154	154	0			Regular	Hand Held	11
Year : 2023 Total 12									
Dec	12/15/2023	154	154	0			Regular	Hand Held	11
Nov	11/15/2023	154	154	0			Regular	Hand Held	11
Oct	10/15/2023	154	154	0			Regular	Hand Held	11
Sep	09/15/2023	154	154	0			Regular	Hand Held	11
Aug	08/15/2023	154	154	0			Regular	Hand Held	11
Jul	07/15/2023	154	154	0			Regular	Hand Held	11

Edit This Record Clear

View rp.jemerson

Account Management - (View)

File Edit Options Functions Consoles Help Chat

Account Number DU-1150-11 New Occupant

Zone 01 * Notes **

Address 519 E FIRST ST

Name HENNE, LARRY

General Metered Non-Metered Financial Information Comments History Consumption History Service Orders Devices Notifications

Services 010 ICL INSIDE 3/4" MET-RES - 84774322 Filter Period 5/2022 Thru 6/2024

Grid Graph Bill History

Year

	Read			Total	Demand		Reading		
Month	Date	Previous	Current	Consumption	Read	Consumption	Flag	Source	Occupant
Jun	06/15/2023	154	154	0			Regular	Hand Held	11
May	05/15/2023	154	154	0			Regular	Hand Held	11
Apr	04/15/2023	154	154	0			Regular	Hand Held	11
Mar	03/15/2023	154	154	0			Regular	Hand Held	11
Feb	02/15/2023	154	154	0			Regular	Hand Held	11
Jan	01/15/2023	154	154	0			Regular	Meter Reading Input	11
- Year : 2022 Total 8									
Dec	12/15/2022	154	154	0			Regular	Meter Reading Input	11
Nov	11/15/2022	154	154	0			Regular	Manual Read	11
Oct	10/15/2022	154	154	0			Regular	Manual Read	11
Sep	09/15/2022	154	154	0			Regular	Manual Read	11
Aug	08/15/2022	154	154	0			Regular	Manual Read	11

Edit This Record Clear

View rp.jemerson


WGS84
±16ft
28.00954, -97.06175
ft
±11ft
14
°,T
±14
SW197
NOTICE OF VIOLATION
VIOLATION LOCATION
519 E FIRST ST.
Rockport, TX 78382
LEGAL DESCRIPTION
Manning, Block 78, Lot 1
Dear Larry Etux Donnah Henne,
It has come to our attention that the following violation(s) as described in Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C) of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.
Violation Description:
Please Correct:
Compliance:
Judy Emerson
May 03, 2024
Date
NOTICE
This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated May 03, 2024 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to $4,000.00, for anyone to remove this placard until such notice has been complied with.
Judy Emerson
May 03, 2024
Date
Certified Mail #: 9589071052700129684045
JUNE 6, 2024
PUBLIC HEARING
BUILDING STANDARDS COMMISSION
NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Wednesday June 19, 2024, at 5:30 p.m. at the Rockport Service Center, 2751 Highway 35 Bypass, Rockport, Texas. The Building Standards Commission will consider recommendations from the City of Rockport Code Enforcement Officers to order building(s) demolished on the following properties:
519 East First Street, also known as Block 78, Lot 1, Manning Subdivision, Rockport, Aransas County, Texas; currently owned by Larry ETUX Donnah Henne.
220 Lazy Road, also known as Lots 8 - 9, Lazy Acres Subdivision, Rockport, Aransas County, Texas; currently owned by Jerry W. & Jerri L. Messer.
614 East King Street, also known as Block 6, Lot 12, Stewart Subdivision, Rockport, Aransas County, Texas, currently owned by Virginia G. Price.
1115 South Live Oak Street, also known as Block 40, Lot 4, Doughty & Mathis Subdivision, Rockport, Aransas County, Texas, currently owned by Mark & Valerie Meandro.
Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Planning & Zoning Commission meeting or to the City Secretary by 4:00 p.m. on the day of the City Council meeting. The comments will be read and summarized in the minutes of the meeting.
The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request, please contact the Code Enforcement Department at (361) 556-5310.
POSTED: the 31st day of May, 2024 at 11:00 a.m. on the bulletin board at the Rockport Service Center, 2751 Highway 35 Bypass, Rockport, Texas and on the website www.cityofrockport.com.
PUBLISHED: in The Rockport Pilot in the Saturday, June 1, 2024, Edition, in accordance with the City of Rockport Code of Ordinances.
CITY OF ROCKPORT, TEXAS
Carey Dietrich
Carey Dietrich, Asst Director Building & Development
06Jun24 09:10 Ad-hoc
519 E First St, Rockport TX 78382, US 06-Jun-24 09:10:14


WGS84
±16ft
28.00964, -97.06173
ft
±17ft
19
ft
±10
S192
31Jan24 10:35 Ad-hoc
519 E First St, Rockport TX 78382, US 31-Jan-24 10:35:28


WGS84
±16ft
28.00964, -97.06173
ft
±11ft
18
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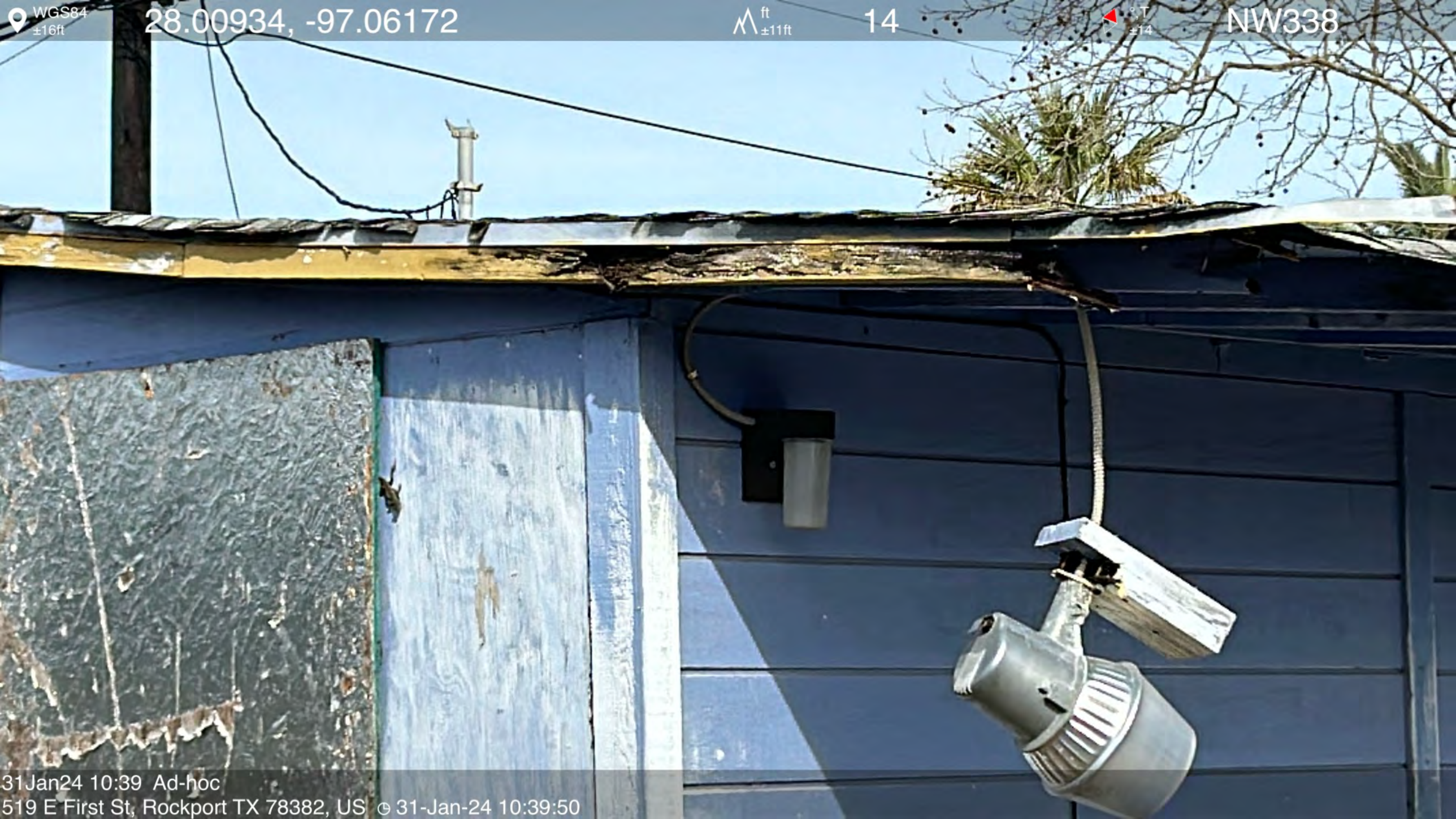
SW196
31Jan24 10:35 Ad-hoc
519 E First St, Rockport TX 78382, US 31-Jan-24 10:35:34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ft
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NW338
31Jan24 10:39 Ad-hoc
519 E First St, Rockport TX 78382, US 31-Jan-24 10:39:50


WGS84
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28.00934, -97.06172
ft
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NW316
31Jan24 10:39 Ad-hoc
519 E First St, Rockport TX 78382, US 31-Jan-24 10:39:40


WGS84
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28.00950, -97.06183
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18
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SE118
02May24 09:21 Ad-hoc
519 E First St, Rockport TX 78382, US
02-May-24 09:21:37


WGS84
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SE148
03Jun24 11:18 Ad-hoc
519 E First St, Rockport TX 78382, US
03-Jun-24 11:18:44


WGS84
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28.00953, -97.06173
ft
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16
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SW212
03Jun24 11:20 Ad-hoc
519 E First St, Rockport TX 78382, US
03-Jun-24 11:20:42


WGS84
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28.00950, -97.06172
ft
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16
°,T
±12
SW225
03Jun24 11:21 Ad-hoc
519 E First St, Rockport TX 78382, US
03-Jun-24 11:21:36


WGS84
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28.00955, -97.06174
ft
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SW243
03Jun24 11:21 Ad-hoc
519 E First St, Rockport TX 78382, US 03-Jun-24 11:21:00


WGS84
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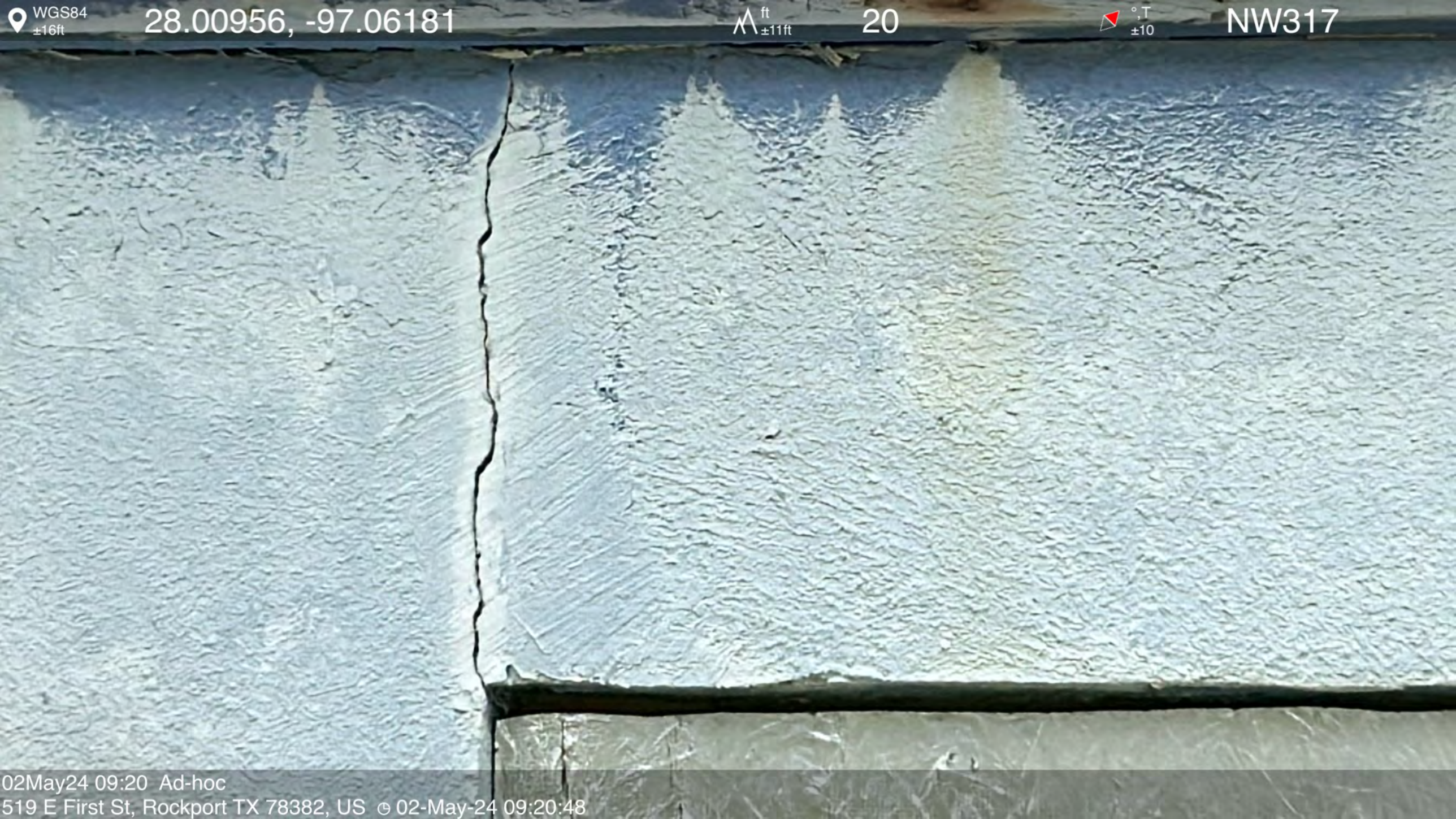
28.00952, -97.06184
ft
±11ft
11
°T
±12
E96
03Jun24 11:23 Ad-hoc
519 E First St, Rockport TX 78382, US
03-Jun-24 11:23:10


WGS84
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28.00956, -97.06181
ft
±11ft
20
°,T
±10
NW317
02May24 09:20 Ad-hoc
519 E First St, Rockport TX 78382, US 02-May-24 09:20:48

STAFF REPORT

Code Enforcement Department Robert Ramos CE OIT
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5310, ext. 2384 | Email:raramos@cityofrockport.com

PROPERTY ADDRESS/LOCATION
220 LAZY RD, ROCKPORT, TX 78382

APPLICANT/PROPERTY OWNER
JERRY W MESSER/ JERRI MESSER

LEGAL DESCRIPTION

LAZY ACRES, LOT 8-9

PUBLIC HEARING/HEARING DATE(S)
1ST Hearing-Thursday, July 18, 2024

BRIEF SUMMARY OF REQUEST

OIT Ramos is requesting that the structure be demolished, and the property cleaned, cleared and returned to its natural state. The request is due to the substantial deterioration of the framing of the mobile home along with wood rot of the flooring as well as the roof of the structure need complete replacement.

MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1	Residential	R-1 Residential	1,014 SQFT, including an addition and a porch. Single Family mobile home	50 X 135 6,764 SQFT

STAFF RECOMMENDATION

REPAIR **REPAIR WITH CONDITIONS** **DEMOLISH**

5/2/24-OIT Ramos, CE Officer Emerson & CE Officer Elrod inspected the location and found the structure to have several defects (see attached Substandard Structure Checklist). After emailing AEP and checking the city utility records, It was determined that the structure has not had electrical service since March 2022 and does not have city water.

5/3/24-OIT Ramos prepared and mailed the Notice of Violation and posted the structure with the NOV and a warning notice of a Substandard Structure

6/3/24-OIT Ramos received phone call from Jerri Messer. She was inquiring about the posting of the property for the sub-standard building. She was wondering why she did not receive any certified mail for the property. Explained to her that the address in the Appraisal District website was still showing 220 Lazy Rd. as the mailing address for that property. Then she asked if they could fix up the home. OIT Ramos explained to her that since it was a mobile home they would not be able to get any permits. Also advised that the pictures show heavy deterioration of the framing of the mobile home along with wood rot of the floors. She said that she probably does agree with our assessment that the structure needs to be taken down. We explained that it would still need to go before the Building and Standards Commission before we can move forward with any demolition and it to be quicker and possibly cheaper for them to demolish the building themselves. They asked if they could still enter the building to remove some personal items from it. OIT Ramos advised her that was allowed. Officer Emerson also explained the process of appealing any ruling that may be given by the Building and Standard Commission meeting that will take place 06/19/2024

6/6/24-OIT Ramos researched on the USPS website why the notice has not been returned to the CE Office. He discovered that the notice was being returned to the CE Office**.**

6/6/24-The Public Hearing notice was posted on the structure and also mailed to the property owner.


Ramp
8810145
70748
70747
65125
69806
26044
26042
Lazy
Lazy
69874
69875
26070
26071

Map

Property Details

Account		
Property ID:	69806	**Geographic ID:** 3450-000-008-000
Type:	Real	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	220 LAZY RD ROCKPORT, TX 78382	
Map ID:	A-9	**Mapsco:**
Legal Description:	Lazy Acres, Lot 8 - 9	
Abstract/Subdivision:	S3450 - Lazy Acres	
Neighborhood:	LAZY-LN	
Owner		
Owner ID:	99287	
Name:	MESSER JERRY W & JERRI L	
Agent:		
Mailing Address:	220 LAZY RD ROCKPORT, TX 78382-7013	
% Ownership:	100.0%	

SUBSTANDARD BUILDING INSPECTION REPORT

DATE: 5-3-2024 INSPECTOR(S): C. Elrod, J. Emerson, & R. Ramos

STREET ADDRESS: 220 LAZY RD CASE NO: 24-000441

LEGAL DESCRIPTION: Lazy Acres, Lot 8 - 9

GENERAL DESCRIPTION: 1963 MOBILE HOME OF 570 SQFT WITH AN ADDITION OF 408 SQFT PLUS A 36 SQFT PORCH

OWNER(S): MESSER JERRY W & JERRI L

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☑ RESIDENTAL
- ☐ OCCUPIED
- ☑ UNOCCUPIED

FOUNDATION:

- ☐ SOUND CONDITION
- ☐ LISTING
- ☑ DETERIORATION
- ☐ DAMAGED FLOOR JOIST
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☐ NEEDS LEVELING
- ☐ NEEDS EXTENSIVE REPAIRS
- ☑ DETERIORATED SILLS
- ☐ OTHER_____

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☑ IN NEED OF PAINT
- ☐ LISTING
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☑ LOOSE MEMBERS
- ☐ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED WOOD MEMBERS
- ☐ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☑ OTHER MISSING TIE DOWNS ON NORTH END OF MOBILE HOME

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☐ COLLAPSED
- ☐ DETERIORATED RAFTERS
- ☐ DETERIORATED CEILING JOIST
- ☐ OVERHANG DETERIORATED
- ☑ NEEDS COMPLETE RECONSTRUCTION
- ☑ HOLES IN THE ROOF
- ☑ SAGGING
- ☑ ROOF COVERING DETERIORATED
- ☐ OTHER_____

INTERIOR WALLS:

- ☑ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ LEANING STUDS
- ☐ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☐ BROKEN SHEETROCK
- ☐ WATER DAMAGE
- ☐ HOLES IN THE WALLS
- ☐ OTHER _____

FLOORS:

- ☑ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ DETERIORATED WOOD MEMBERS
- ☐ FLOOR COVERING DAMAGED
- ☐ FIRE DAMAGE
- ☐ HOLES IN THE FLOOR
- ☐ WATER DAMAGE
- ☐ OTHER_____

Sec. 22-347. Conditions constituting a substandard or dangerous building.
In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

☐ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;

☐ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;

☑ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;

☑ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;

☐ Which has parts thereof which are so attached that they may fall and injure members of the public or property.

☑ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or

☑ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

☐ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

☑ **UNSAFE: BUILDING NEEDS DEMOLISHED**
Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or Is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance. dilapidation. obsolescence or abandonment.

☐ **SUBSTANDARD: BUILDING NEEDS REPAIRS**
The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth In the International Building codes adopted by the City of Rockport.

- ☐ MEANS OF EGRESS
- ☐ DOORS, EXTERIOR & INTERIOR
- ☐ FREE OF INFESTATION
- ☐ GARBAGE AND RUBBISH STORAGE
- ☐ HARDWARE
- ☐ WINDOW SASH AND SCREENS
- ☐ WINDOW FRAMES
- ☐ FOUNDATION WALLS AND PIERS
- ☐ FLOOR FRAMING AND FLOORING
- ☐ EXTERIOR WALLS AND COLUMNS
- ☐ EXTERIOR STEPS AND STAIRS
- ☐ ROOFING MATERIAL
- ☐ CEILING JOIST
- ☐ CARE OF PREMISES
- ☐ INTERIOR WALLS AND CEILINGS
- ☐ ELECTRIC LIGHTS AND SWITCHES
- ☐ ELECTRIC CONVENIENCE OUTLETS
- ☐ ELECTRIC PANEL
- ☐ ELECTRICAL METER BOX
- ☐ PLUMBING FIXTURES
- ☐ PLUMBING DRAINAGE SYSTEM
- ☐ OTHER_____

Roberto Ramos
SIGNATURE

05/03/2024
DATE

714 E Concho Street
Rockport, Texas 78382

Phone: (361) 556-5310

NOTICE OF VIOLATION

Jerry W & Jerri L Messer
220 Lazy Rd
Rockport, 78382

Case No. 24-000441
Issued: May 03, 2024
Certified Mail #: 958907105270012988403 8

VIOLATION LOCATION

220 LAZY RD,
Rockport, TX 78382

LEGAL DESCRIPTION

Lazy Acres, Lot 8 - 9

Dear Jerry W & Jerri L Messer,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,

is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."

According to the real property records of Aransas County, you own the real property described in this

notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who aquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S) THEN REPAIR, REMOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. SEE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING STRUCTURE(S) SUBSTANDARD. SEE HIGHLIGHTED ITEMS ABOVE FOR CONDITIONS CONSTITUTING A SUBSTANDARD OR DANGEROUS BUILDING. GENERAL DESCRIPTION OF STRUCTURE(S) IS DESCRIBED AS A WHITE 1963 MOBILE HOME(S) WITH 570 TOTAL SQUARE FEET INCLUDING AN ADDITION OF A 408 TOTAL SQUARE FEET. PLUS 36 SQUARE FEET OF COVERED PORCH. FOR A TOTAL SQUARE FOOTAGE OF 1014 SQUARE FEET. CODE OFFICER WILL ASK FOR DEMOLITION AT OUR NEXT BUILDING AND STANDARDS COMMISION MEETING, WHICH YOU WILL RECEIVE NOTICE OF, TO ASK FOR A DEMOLITION ORDER FOR THE STURCTURE(S) IF NO ACTION RESULTS FROM THIS NOTIFICATION WITHIN 30 DAYS

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5310.

Robert Ramos

May 03, 2024
Date

SUBSTANDARD BUILDING INSPECTION REPORT

DATE: 5-3-2024 INSPECTOR(S): C. Elrod, J. Emerson, & R. Ramos

STREET ADDRESS: 220 LAZY RD CASE NO: 24-000441

LEGAL DESCRIPTION: Lazy Acres, Lot 8 - 9

GENERAL DESCRIPTION: 1963 MOBILE HOME OF 570 SQFT WITH AN ADDITION OF 408 SQFT PLUS A 36 SQFT PORCH

OWNER(S): MESSER JERRY W & JERRI L

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☑ RESIDENTAL
- ☐ OCCUPIED
- ☑ UNOCCUPIED

FOUNDATION:

- ☐ SOUND CONDITION
- ☐ LISTING
- ☑ DETERIORATION
- ☐ DAMAGED FLOOR JOIST
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☐ NEEDS LEVELING
- ☐ NEEDS EXTENSIVE REPAIRS
- ☑ DETERIORATED SILLS
- ☐ OTHER_____

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☑ IN NEED OF PAINT
- ☐ LISTING
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☑ LOOSE MEMBERS
- ☐ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED WOOD MEMBERS
- ☐ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☑ OTHER MISSING TIE DOWNS ON NORTH END OF MOBILE HOME

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☐ COLLAPSED
- ☐ DETERIORATED RAFTERS
- ☐ DETERIORATED CEILING JOIST
- ☐ OVERHANG DETERIORATED
- ☑ NEEDS COMPLETE RECONSTRUCTION
- ☑ HOLES IN THE ROOF
- ☑ SAGGING
- ☑ ROOF COVERING DETERIORATED
- ☐ OTHER_____

INTERIOR WALLS:

- ☑ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ LEANING STUDS
- ☐ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☐ BROKEN SHEETROCK
- ☐ WATER DAMAGE
- ☐ HOLES IN THE WALLS
- ☐ OTHER _____

FLOORS:

- ☑ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ DETERIORATED WOOD MEMBERS
- ☐ FLOOR COVERING DAMAGED
- ☐ FIRE DAMAGE
- ☐ HOLES IN THE FLOOR
- ☐ WATER DAMAGE
- ☐ OTHER_____

Sec. 22-347. Conditions constituting a substandard or dangerous building.
In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

☐ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;

☐ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;

☑ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;

☑ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;

☐ Which has parts thereof which are so attached that they may fall and injure members of the public or property.

☑ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or

☑ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

☐ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

☑ **UNSAFE: BUILDING NEEDS DEMOLISHED**
Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or Is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance. dilapidation. obsolescence or abandonment.

☐ **SUBSTANDARD: BUILDING NEEDS REPAIRS**
The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth In the International Building codes adopted by the City of Rockport.

- ☐ MEANS OF EGRESS
- ☐ DOORS, EXTERIOR & INTERIOR
- ☐ FREE OF INFESTATION
- ☐ GARBAGE AND RUBBISH STORAGE
- ☐ HARDWARE
- ☐ WINDOW SASH AND SCREENS
- ☐ WINDOW FRAMES
- ☐ FOUNDATION WALLS AND PIERS
- ☐ FLOOR FRAMING AND FLOORING
- ☐ EXTERIOR WALLS AND COLUMNS
- ☐ EXTERIOR STEPS AND STAIRS
- ☐ ROOFING MATERIAL
- ☐ CEILING JOIST
- ☐ CARE OF PREMISES
- ☐ INTERIOR WALLS AND CEILINGS
- ☐ ELECTRIC LIGHTS AND SWITCHES
- ☐ ELECTRIC CONVENIENCE OUTLETS
- ☐ ELECTRIC PANEL
- ☐ ELECTRICAL METER BOX
- ☐ PLUMBING FIXTURES
- ☐ PLUMBING DRAINAGE SYSTEM
- ☐ OTHER_____

Roberto Ramos
SIGNATURE

05/03/2024
DATE

NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated May 03, 2024 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to $4,000.00, for anyone to remove this placard until such notice has been complied with.

Judy Emerson

Judy Emerson

May 03, 2024

Date

Certified Mail #: 9589071052700129884038

9589 0710 5270 0129 8840 38

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ ______
- ☐ Return Receipt (electronic) $ ______
- ☐ Certified Mail Restricted Delivery $ ______
- ☐ Adult Signature Required $ ______
- ☐ Adult Signature Restricted Delivery $ ______

Postage 24-000441
$

Total Postage and Fees
$

Postmark Here
May 03 2024
9:45A

Sent To Perry W + Jerri L Messer

Street and Apt. No., or PO Box No. 620 Lazy Rd

City, State, ZIP+4® Rockport TX 78382

Tracking Number:

9589071052700129884038

Copy Add to Informed Delivery

Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Moving Through Network

In Transit to Next Facility

June 5, 2024

Arrived at USPS Regional Facility

CORPUS CHRISTI TX DISTRIBUTION CENTER
June 1, 2024, 3:00 pm

Arrived at USPS Regional Facility

SAN ANTONIO TX DISTRIBUTION CENTER
May 30, 2024, 8:39 am

Return to Sender

ROCKPORT, TX 78382
May 4, 2024, 12:26 pm

Notice Left (No Authorized Recipient Available)

ROCKPORT, TX 78382
May 4, 2024, 12:08 pm

Arrived at USPS Regional Facility

CORPUS CHRISTI TX DISTRIBUTION CENTER
May 3, 2024, 9:48 pm

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Judy Emerson

From: Permit-Faxes <permit-faxes@aep.com>
Sent: Thursday, May 2, 2024 8:07 AM
To: Judy Emerson
Subject: RE: Information

Good morning,

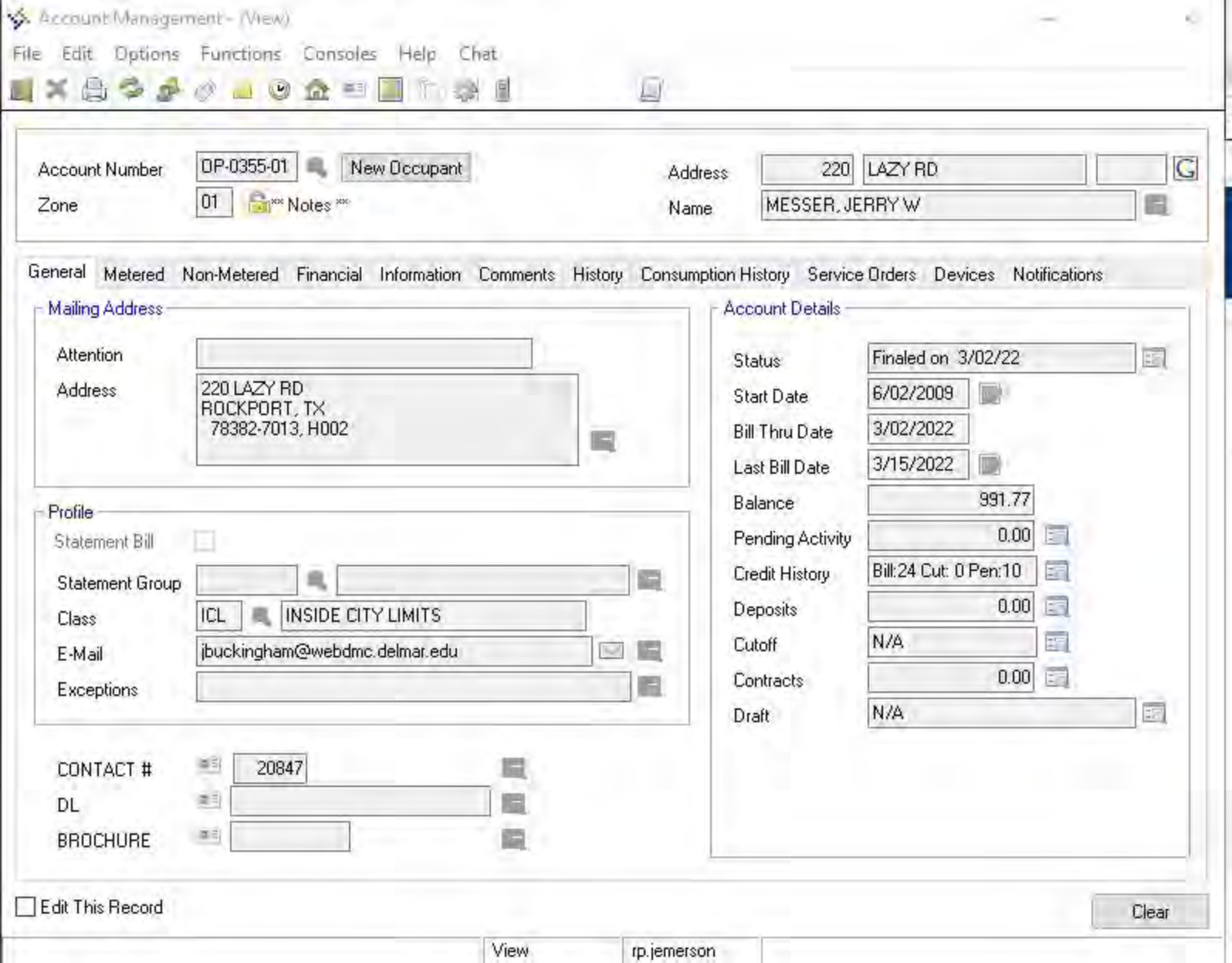
From: Judy Emerson <jemerson@cityofrockport.com>
Sent: Thursday, May 2, 2024 7:58 AM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Cory Elrod <celrod@rockporttx.gov>; Roberto Ramos <raramos@cityofrockport.com>
Subject: [EXTERNAL] Information

Good morning,
Can you please tell me if the following address have electric service?

519 E. First St. ****no meter and service since January 2022**
220 Lazy Rd. ****meter has been disconnected since July 2021**
1115 S. Live Oak St. ****Unable to find the address in our records**

Thank you,

Judy Emerson
City of Rockport
Code Enforcement Officer-TDLR #7296
714 E Concho St.
Rockport, TX 78382
361-556-5310-Office
361-542-6192-Cell
jemerson@cityofrockport.com


Account Management - (View)
File Edit Options Functions Consoles Help Chat
Account Number
OP-0355-01
New Occupant
Zone
01
** Notes **
Address
220
LAZY RD
Name
MESSER, JERRY W
General
Metered
Non-Metered
Financial
Information
Comments
History
Consumption History
Service Orders
Devices
Notifications
Mailing Address
Attention
Address
220 LAZY RD
ROCKPORT, TX
78382-7013, H002
Profile
Statement Bill
Statement Group
Class
ICL
INSIDE CITY LIMITS
E-Mail
jbuckingham@webdmc.delmar.edu
Exceptions
CONTACT #
20847
DL
BROCHURE
Account Details
Status
Finaled on 3/02/22
Start Date
6/02/2009
Bill Thru Date
3/02/2022
Last Bill Date
3/15/2022
Balance
991.77
Pending Activity
0.00
Credit History
Bill:24 Cut: 0 Pen:10
Deposits
0.00
Cutoff
N/A
Contracts
0.00
Draft
N/A
Edit This Record
Clear
View
rp.jemerson

02May24 09:37 Ad-hoc
222 Lazy Rd, Rockport TX 78382, US © 02 May 24 09:37:26


WGS84
±15ft
28.02676, -97.08446
ft
±11ft
36
°T
±13
E98
220
02May24 09:37 Ad-hoc
222 Lazy Rd, Brookport, OK 73882, US @ 02 May 24 09:37:30


28.02681, -97.08432
31
SE138
220
220 Lazy Rd, Rockport TX 78382, US © 02-May-24 09:37:53


WGS84
±16ft
28.02679, -97.08429
ft
±11ft
32
°,T
±13
SE149
02May24 09:38 Ad-hoc
220 Lazy Rd, Rockport TX 78382, US
02-May-24 09:38:02


WGS84
±16ft
28.02676, -97.08417
ft
±11ft
28
±19
SW242
02May24 09:38 Ad-hoc
220 Lazy Rd, Rockport TX 78382, US @ 02-May-24 09:38:52


WGS84
±16ft
28.02681, -97.08416
ft
±11ft
27
°,T
±12
SW228
02May24 09:39 Ad-hoc
220 Lazy Rd, Rockport TX 78382, US 02-May-24 09:39 CT


WGS84
±16ft
28.02680, -97.08412
±11ft
32
±12
SE137
02May24 09:39 Ad-hoc
229 Lazy Rd, Rockport TX 78382, US
02-May-24 09:39:42


WGS84
±16ft
28.02679, -97.08406
34
13
SW
02May24 09:40 Ad-hoc
220 Lazy Rd, Rockport TX 78382, US 02-May-24 09:40:25


WGS84
±16ft
28.02676, -97.08409
ft
±11ft
30
°,T
±13
NW311
02May24 09:40 Ad-hoc
220 Lazy Rd, Rockport, TX 78382, USA, 02 May 24 09:40


08407
ft
±10ft
27
°,T
±13
SW245
Ad-hoc
ockport TX 78382, US
02-May-24 09:40:51


WGS84
±16ft
28.02671, -97.08410
ft
±11ft
31
°T
±13
NW322
02May24 09:41 Ad-hoc
220 Lazy Rd, Rockport TX 78382, US
02-May-24 09:41:08


28.02677, -97.08413
±11ft
35
±13
NW335
02May24 09:41 Ad-hoc
220 Lazy Rd, Rockport TX 78382, US 02-May-24 09:41:20


WGS84
±16ft
28.02674, -97.08432
ft
±11ft
34
°T
±12
NE73
220
02May24 09:43 Ad-hoc
222 Lazy Rd, Rockport TX 78382, US 02-May-24 09:43:09


WGS84
±12ft
28.02669, -97.08425
ft
±10ft
32
02May24 09:43 Ad-hoc
222 Lazy Rd, Rockport TX 78382, US 02-May-24 09:43:33


WGS84
±15ft
28.02678, -97.08426
ft
±11ft
27
°,T
±13
S182
03May24 10:03
220 Lazy Rd, Rockport TX 78382, US
May 3, 2024 at 10:03 AM

STAFF REPORT

Code Enforcement Department | Cory Elrod, Code Enforcement Officer
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5310, ext. 2385 | Email: celrod@rockporttx.gov

PROPERTY ADDRESS/LOCATION	APPLICANT/PROPERTY OWNER
1115 S. Live Oak Street	**Mark & Valerie Meandro**
LEGAL DESCRIPTION	**PUBLIC HEARING/HEARING DATE(S)**
Lot 4, Block 40, Doughty & Mathis	**1st Hearing – Thursday, July 18, 2024**

BRIEF SUMMARY OF REQUEST

Code Enforcement Officer Elrod is requesting that the primary structure be demolished, all junk and trash will need to be disposed of, and the property to be returned to its natural state.

MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-6	Residential	B-1 & R-2	764 Sq. Ft. including one open deck. Single-Family Home	50 x 100 5,000 sq. ft.

STAFF RECOMMENDATION

REPAIR **REPAIR WITH CONDITIONS** **DEMOLISH**

PROPERTY HISTORY

5-3-2024 - Code Enforcement Officer Elrod was on routine patrol while on patrol Code Officer Elrod observed a dilapidated structure located at 1115 S. Live Oak Street with significant damages and building code violations that were visible from the public roadway/easement. Code Officer Elrod started a new case for Substandard Structure.

5-3-2024 – The structure has damage to the exterior and roof. No utilities are currently connected to this property, also, junk and trash was observed to be stored under the structure. Photos were collected of the structure and property as well as a certified letter was generated and posted on the structure.

5-6-2024 – Mr. Meandro spoke with Code Officer Emerson regarding the posted notices on his structure. Mr. Meandro stated, "he was not surprised" and asked what his options would be. The officer explained in the first 30 days he could move, demolish, or produce plans for repairs including windstorm to the building official's office. If he does not do any of these options within the first 30 days, he will need to submit plans to the B & S commission. Mr. Meandro stated he would not be in town on 6/19/24 as he will be on a cruise, however, he understood his options. Mr. Meandro stated he had property in the county which he may move the structure to.

5-31-2024 – Code Officer Elrod conducted a re-inspection of 1115 S Live Oak. Upon arriving the officer observed work has been conducted to the structure (roof shingles have been removed and new Tyvek had been placed, as well as new Tyvek enclosing the lower portion of the structure. The decking on the exterior deck had been removed along with what appeared as one of the front windows had been covered with a sheet of plywood as if the contractor/owner was closing off the window permanently. Code Officer Elrod checked to see if the owner/contractor had pulled permits, none were located. Code Officer Elrod placed a stop work order and collected new photos of the repair / demo work that had been conducted.

6/6/24-The Public Hearing notice was posted on the structure and mailed to the property owner. Code Officer Elrod attempted to call Mr. Meandro as well but was unable to make contact.

6-12-2024 – The property owner called and spoke with Code Officer Emerson. He stated he wanted to plan on rehabbing the structure and adding at least 600 sq ft to the structure. The property owner claimed he had his contractor that is having the windstorm engineer draw up the plans and they should be submitted by today or tomorrow. Officer Emerson told them he could have them submitted no later than tomorrow, if they submit them, it could potentially be removed from the B & S agenda.

The property owner stated he had his contractor remove the roof and porch. Officer Emerson informed the owner that a SWO had been placed on the property, any additional work would require a permit. Also, if he wanted to request an extension, code enforcement would need an email from the engineer stating they had been retained.

6-13-2024 – Code Officer Ramos spoke with the contractor that had conducted the work at this property. He asked what he needed to do to get a permit and continue the work. Ramos advised him since the structure is set to go before the B & S Commission, they would need to submit windstorm engineer plans and submitted to the city for permits, also once the contractor obtained an engineer to have them email code enforcement so it could the city could request a 60-day extension from the B & S Commission.

6-19-2024 – Code Officer Elrod re-inspected the structure; no changes were observed. Code Officer Elrod attempted to call the contractor and was unable to reach them. Code Officer Elrod left a voicemail regarding permits and to see if they had an update regarding windstorm engineer plans. – Contractor has not called back; property owner has not reached out to code enforcement with updates either.

7-3-2024 – Code officer posted public hearing notice for B & S Meeting on 7-18-24, copies were mailed certified to the property owner. – No changes were observed during the posting.

SEE ATTACHED SUPPORTING DOCUMENTS


CONNECTEXPLORER
70
King
Liveoak
James
34366
34312
34311
34310
8821557
64991
64845
17986
17985
17984
17983
17982
17981
17980
8810221
17977
56476
56475
17974
17973
58487
17990
17991
King St LS
62390
17968
© 2023 Eagleview
20 ft
10 m

Map

Property Details

Account		
Property ID:	17974	**Geographic ID:** 1575-040-004-000
Type:	Real	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	1115 S LIVE OAK ST ROCKPORT, TX 78382	
Map ID:	A-2	**Mapsco:**
Legal Description:	DOUGHTY & MATHIS, BLOCK 40, LOT 4	
Abstract/Subdivision:	S1575 - Doughty & Mathis	
Neighborhood:	SOUTHROCK	
Owner		
Owner ID:	146399	
Name:	MEANDRO MARK & VALERIE	
Agent:		
Mailing Address:	8111 NAIM DR AUSTIN, TX 78749	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

SUBSTANDARD BUILDING INSPECTION REPORT

DATE: 5-3-2024 INSPECTOR(S): C. Elrod, J. Emerson, & R. Ramos

STREET ADDRESS: 1115 S. LIVE OAK STREET CASE NO: 24-000443

LEGAL DESCRIPTION: DOUGHTY & MATHIS, BLOCK 40, LOT 4

GENERAL DESCRIPTION: WOODEN SINGLE FAMILY RESIDENCE ON PIERS, WHITE IN COLOR

OWNER(S): MARK & VALERIE MEANDRO

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☑ RESIDENTAL
- ☐ OCCUPIED
- ☐ UNOCCUPIED

FOUNDATION:

- ☑ SOUND CONDITION
- ☐ LISTING
- ☐ DETERIORATION
- ☐ DAMAGED FLOOR JOIST
- ☐ CRACKS
- ☐ FIRE DAMAGE
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- ☐ DETERIORATED SILLS
- ☐ OTHER_____

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- ☐ LISTING
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- ☐ FIRE DAMAGE
- ☐ LOOSE MEMBERS
- ☐ NEEDS EXTENSIVE REPAIRS
- ☑ DETERIORATED WOOD MEMBERS
- ☑ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☑ OTHER TERMITE DAMAGES

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☐ COLLAPSED
- ☐ DETERIORATED RAFTERS
- ☐ DETERIORATED CEILING JOIST
- ☑ OVERHANG DETERIORATED
- ☐ NEEDS COMPLETE RECONSTRUCTION
- ☐ HOLES IN THE ROOF
- ☐ SAGGING
- ☑ ROOF COVERING DETERIORATED
- ☐ OTHER_____

INTERIOR WALLS:

- ☑ UNABLE TO ENTER
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- ☐ LEANING STUDS
- ☐ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☐ BROKEN SHEETROCK
- ☐ WATER DAMAGE
- ☐ HOLES IN THE WALLS
- ☐ OTHER _____

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☐ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;

☑ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;

☑ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;

☐ Which has parts thereof which are so attached that they may fall and injure members of the public or property.

☑ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or

☑ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

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☑ **UNSAFE: BUILDING NEEDS DEMOLISHED**
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- ☑ GARBAGE AND RUBBISH STORAGE
- ☑ HARDWARE
- ☑ WINDOW SASH AND SCREENS
- ☑ WINDOW FRAMES
- ☐ FOUNDATION WALLS AND PIERS
- ☐ FLOOR FRAMING AND FLOORING
- ☑ EXTERIOR WALLS AND COLUMNS
- ☑ EXTERIOR STEPS AND STAIRS
- ☑ ROOFING MATERIAL
- ☐ CEILING JOIST
- ☑ CARE OF PREMISES
- ☐ INTERIOR WALLS AND CEILINGS
- ☐ ELECTRIC LIGHTS AND SWITCHES
- ☐ ELECTRIC CONVENIENCE OUTLETS
- ☐ ELECTRIC PANEL
- ☐ ELECTRICAL METER BOX
- ☑ PLUMBING FIXTURES
- ☑ PLUMBING DRAINAGE SYSTEM
- ☐ OTHER_____

_____ SIGNATURE

_____ DATE

714 E Concho Street
Rockport, Texas 78382

Phone: (361) 556-5310

NOTICE OF VIOLATION

Mark & Valerie Meandro
8111 Naim Dr
Austin, TX 78749

Case No. 24-000443
Issued: May 14, 2024

VIOLATION LOCATION

1115 S LIVE OAK ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Doughty & Mathis, Block 40, Lot 4

Dear Mark & Valerie Meandro,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,

is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made “not an immediate danger”; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."

According to the real property records of Aransas County, you own the real property described in this

notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who aquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S) THEN REPAIR, REMOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. SEE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING STRUCTURE(S) SUBSTANDARD. SEE HIGHLIGHTED ITEMS ABOVE FOR CONDITIONS CONSTITUTING A SUBSTANDARD OR DANGEROUS BUILDING. GENERAL DESCRIPTION OF STRUCTURE(S) IS DESCRIBED AS A WOODEN SINGLE FAMILY RESIDENCE ON ELEVATED PIERS THE SQUARE FOOTAGE ACCORDING TO THE APPRAISAL DISTRICT SHOWS THE MAIN AREA 558 SQ FT, OPEN DECK 176 SQ FT AND OPEN DECK 30 SQ FT, TOTAL SQUARE FOOTAGE IS 764 SQ FEET. CODE OFFICER WILL ASK FOR DEMOLITION AT OUR NEXT BUILDING AND STANDARDS COMMISION MEETING, WHICH YOU WILL RECEIVE NOTICE OF, TO ASK FOR A DEMOLITION ORDER FOR THE STURCTURE(S) IF NO ACTION RESULTS FROM THIS NOTIFICATION WITHIN 30 DAYS.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5310.

Cory Elrod

May 14, 2024

Date

SUBSTANDARD BUILDING INSPECTION REPORT

DATE: 5-3-2024 INSPECTOR(S): C. Elrod, J. Emerson, & R. Ramos

STREET ADDRESS: 1115 S. LIVE OAK STREET CASE NO: 24-000443

LEGAL DESCRIPTION: DOUGHTY & MATHIS, BLOCK 40, LOT 4

GENERAL DESCRIPTION: WOODEN SINGLE FAMILY RESIDENCE ON PIERS, WHITE IN COLOR

OWNER(S): MARK & VALERIE MEANDRO

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☑ RESIDENTAL
- ☐ OCCUPIED
- ☐ UNOCCUPIED

FOUNDATION:

- ☑ SOUND CONDITION
- ☐ LISTING
- ☐ DETERIORATION
- ☐ DAMAGED FLOOR JOIST
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☐ NEEDS LEVELING
- ☐ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED SILLS
- ☐ OTHER_____

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☑ IN NEED OF PAINT
- ☐ LISTING
- ☑ CRACKS
- ☐ FIRE DAMAGE
- ☐ LOOSE MEMBERS
- ☐ NEEDS EXTENSIVE REPAIRS
- ☑ DETERIORATED WOOD MEMBERS
- ☑ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☑ OTHER TERMITE DAMAGES

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☐ COLLAPSED
- ☐ DETERIORATED RAFTERS
- ☐ DETERIORATED CEILING JOIST
- ☑ OVERHANG DETERIORATED
- ☐ NEEDS COMPLETE RECONSTRUCTION
- ☐ HOLES IN THE ROOF
- ☐ SAGGING
- ☑ ROOF COVERING DETERIORATED
- ☐ OTHER_____

INTERIOR WALLS:

- ☑ UNABLE TO ENTER
- ☑ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ LEANING STUDS
- ☐ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☐ BROKEN SHEETROCK
- ☐ WATER DAMAGE
- ☐ HOLES IN THE WALLS
- ☐ OTHER _____

FLOORS:

- ☑ UNABLE TO ENTER
- ☑ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ DETERIORATED WOOD MEMBERS
- ☐ FLOOR COVERING DAMAGED
- ☐ FIRE DAMAGE
- ☐ HOLES IN THE FLOOR
- ☐ WATER DAMAGE
- ☐ OTHER_____

Sec. 22-347. Conditions constituting a substandard or dangerous building.
In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

☐ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;

☐ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;

☑ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;

☑ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;

☐ Which has parts thereof which are so attached that they may fall and injure members of the public or property.

☑ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or

☑ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

☐ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

☑ **UNSAFE: BUILDING NEEDS DEMOLISHED**
Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or Is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance. dilapidation. obsolescence or abandonment.

☑ **SUBSTANDARD: BUILDING NEEDS REPAIRS**
The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth In the International Building codes adopted by the City of Rockport.

- ☐ MEANS OF EGRESS
- ☐ DOORS, EXTERIOR & INTERIOR
- ☑ FREE OF INFESTATION
- ☑ GARBAGE AND RUBBISH STORAGE
- ☑ HARDWARE
- ☑ WINDOW SASH AND SCREENS
- ☑ WINDOW FRAMES
- ☐ FOUNDATION WALLS AND PIERS
- ☐ FLOOR FRAMING AND FLOORING
- ☑ EXTERIOR WALLS AND COLUMNS
- ☑ EXTERIOR STEPS AND STAIRS
- ☑ ROOFING MATERIAL
- ☐ CEILING JOIST
- ☑ CARE OF PREMISES
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- ☐ ELECTRIC CONVENIENCE OUTLETS
- ☐ ELECTRIC PANEL
- ☐ ELECTRICAL METER BOX
- ☑ PLUMBING FIXTURES
- ☑ PLUMBING DRAINAGE SYSTEM
- ☐ OTHER_____

_____ SIGNATURE

_____ DATE

714 E Concho Street
Rockport, Texas 78382

Phone: (361) 556-5310

NOTICE OF VIOLATION

Mark & Valerie Meandro
8111 Naim Dr
Austin, TX 78749

Case No. 24-000443
Issued: May 14, 2024

VIOLATION LOCATION

1115 S LIVE OAK ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Doughty & Mathis, Block 40, Lot 4

Dear Mark & Valerie Meandro,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

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We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5310.

Cory Elrod

May 14, 2024
Date

NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated May 03, 2024 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to $4,000.00, for anyone to remove this placard until such notice has been complied with.

Cory Elrod	May 03, 2024
	Date

Certified Mail #: 95890710527001298813 96

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mark & Valerie Meandro
8111 Naim Drive
Austin, TX 78749

9590 9402 8597 3244 3313 48

2. Article Number *(Transfer from service label)*

9589 0710 5270 0129 8813 96

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
05/09/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

24.000443

3. Service Type
☑ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Judy Emerson

From: Permit-Faxes <permit-faxes@aep.com>
Sent: Thursday, May 2, 2024 8:07 AM
To: Judy Emerson
Subject: RE: Information

Good morning,

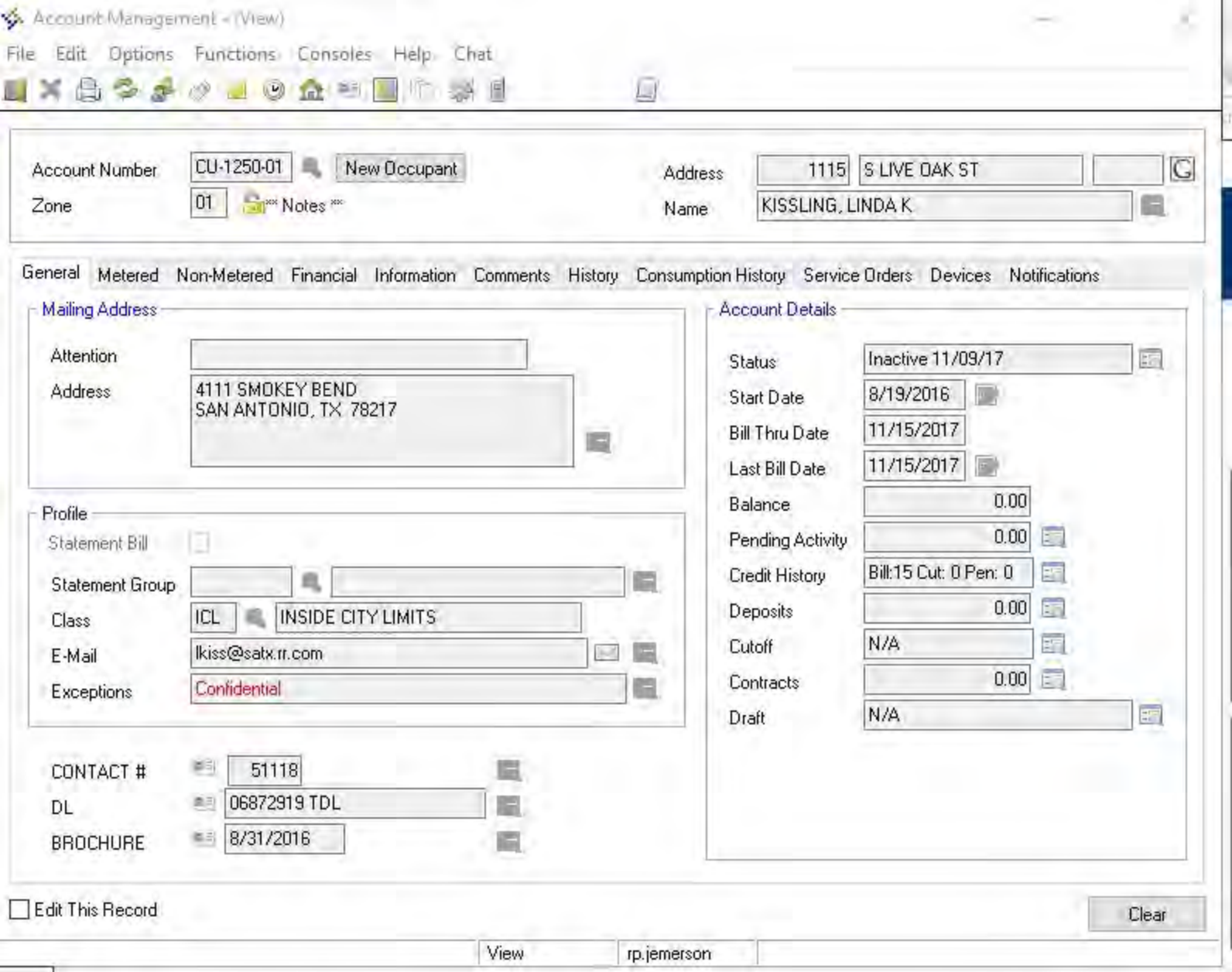
From: Judy Emerson <jemerson@cityofrockport.com>
Sent: Thursday, May 2, 2024 7:58 AM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Cory Elrod <celrod@rockporttx.gov>; Roberto Ramos <raramos@cityofrockport.com>
Subject: [EXTERNAL] Information

Good morning,
Can you please tell me if the following address have electric service?

519 E. First St. ****no meter and service since January 2022**
220 Lazy Rd. ****meter has been disconnected since July 2021**
1115 S. Live Oak St. ****Unable to find the address in our records**

Thank you,

Judy Emerson
City of Rockport
Code Enforcement Officer-TDLR #7296
714 E Concho St.
Rockport, TX 78382
361-556-5310-Office
361-542-6192-Cell
jemerson@cityofrockport.com


Account Management - (View)
File Edit Options Functions Consoles Help Chat
Account Number CU-1250-01 New Occupant
Zone 01 *** Notes ***
Address 1115 S LIVE OAK ST
Name KISSLING, LINDA K
General Metered Non-Metered Financial Information Comments History Consumption History Service Orders Devices Notifications
Mailing Address
Attention
Address 4111 SMOKEY BEND
SAN ANTONIO, TX 78217
Profile
Statement Bill
Statement Group
Class ICL INSIDE CITY LIMITS
E-Mail lkiss@satx.rr.com
Exceptions Confidential
CONTACT # 51118
DL 06872919 TDL
BROCHURE 8/31/2016
Account Details
Status Inactive 11/09/17
Start Date 8/19/2016
Bill Thru Date 11/15/2017
Last Bill Date 11/15/2017
Balance 0.00
Pending Activity 0.00
Credit History Bill:15 Cut: 0 Pen: 0
Deposits 0.00
Cutoff N/A
Contracts 0.00
Draft N/A
Edit This Record
Clear
View
rp.jemerson


WGS84
±12ft
28.01330, -97.05654
ft
±10ft
15
°,T
±17
SW205
NO TRESPASSING
02May24 09:09 Ad-hoc
1111 S Live Oak St, Rockport TX 78382, US 02-May-24 09:09:44


WGS84
±16ft
28.01340, -97.05674
ft
±11ft
21
°,T
±21
S185
SMILE
YOU'RE ON
CAMERA
REPUBLIC
02May24 09:10 Ad-hoc
1111 S Live Oak St, Rockport TX 78382, US
02-May-24 09:10:32


WGS84
±16ft
28.01337, -97.05685
ft
±11ft
15
°,T
±12
SW223
02May24 09:11 Ad-hoc
1115 S Live Oak St, Rockport TX 78382, US 02-May-24 09:11:58


WGS84
±16ft
28.01337, -97.05682
ft
±11ft
20
°,T
±15
SW206
02May24 09:11 Ad-hoc
1115 S Live Oak St, Rockport TX 78382, US
02-May-24 09:11:38

WGS84
±16ft
28.01335, -97.05682
ft
±11ft
18
°,T
±20
SW221

02May24 09:11 Ad-hoc

1115 S Live Oak St, Rockport TX 78382, US 02-May-24 09:11:29


WGS84
±16ft
28.01341, -97.05693
ft
±11ft
23
°,T
±12
SE133
02May24 09:12 Ad-hoc
1115 S Live Oak St, Rockport TX 78382, US
02-May-24 09:12:35


WGS84
±16ft
28.01319, -97.05670
ft
±11ft
17
°,T
±12
NW326
02May24 09:15 Ad-hoc
1115 S Live Oak St, Rockport TX 78382, US
02-May-24 09:15:50


WGS84
±12ft
28.01333, -97.05657
ft
±10ft
4
°T
±10
NE70
PRIVATE PROPERTY
03Jun24 10:58 1
1111 S Live Oak St, Rockport TX 78382, US Jun 3, 2024 at 10:58 AM


WGS84
±15ft
28.01322, -97.05661
ft
±11ft
15
°,T
±10
NE27
06Jun24 09:03 1
1115 S Live Oak St, Rockport TX 78382, US Jun 6, 2024 at 9:03 AM


WGS84
±15ft
28.01337, -97.05680
ft
±11ft
15
°,T
±14
SW208
www.mgbuildingmaterials.com
06Jun24 09:05 1
1115 S Live Oak St, Rockport TX 78382, US
Jun 6, 2024 at 9:05 AM

STAFF REPORT

Code Enforcement Department | Judy Emerson, Code Enforcement Officer
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5310, ext. 2383 | Email: jemerson@cityofrockport.com

PROPERTY ADDRESS/LOCATION
1122 N Ann

APPLICANT/PROPERTY OWNER
Rexford Ledbetter

LEGAL DESCRIPTION
Lts 11 & 12, Blk 243, Smith & Wood

PUBLIC HEARING/HEARING DATE(S)
Review-Thursday, July 18, 2024

BRIEF SUMMARY OF REQUEST

Building Official, Carey Dietrich, is requesting the B&S Commission review the case and consider granting an extension for six (6) months to Mr. Ledbetter to complete the repairs and bring the structure up to code.

MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1	Residential	R-1 Residential	3,813 sq ft of living area Single Family Home	100 X 128 12,800 SQFT

STAFF RECOMMENDATION

REPAIR | **REPAIR WITH CONDITIONS** | **DEMOLISH**

PROPERTY HISTORY

6/26/2023 – CE Officer Emerson presented the structure to the B&S Commission requesting the finance company be allowed six (6) months to sell or rehab the property. If the property was sold the new owner would have 6 months from date of sale to rehab the structure.

9/14/2023 – Mr. Rexford Littleton purchased the property;

9/18/2023 – Building Permit issued for general remodel
9/25/2023 – Electric permit pulled for total rewire and upgrade service
1/31/2024 – Plumbing Permit issued for repairs and upgrade to code
4/5/2024 – Work stopped due to no engineering submitted for structural work being done/not included on permit

7/10/2024 – Staff met with Mr. Luis De LA Garza and Mr. Rex Littleton to discuss the path forward.

Staff recommends the demolition order should state: a 6 month extension is granted with the stipulation that the work must be substantially completed in the 6 months or the demolition order will be executed.

SEE ATTACHED SUPPORTING DOCUMENTS

WINDSHORE ENGINEERING, LLC

Rex Ledbetter
298 S.H. 188
Rockport, TX 78382

May 14, 2024

Re: 1122 N Ann St., Rockport, TX 78382 – Beam and Ceiling Joist Specification

Dear Mr. Ledbetter,

The intent of this letter is to document, based on my independent and unbiased engineering judgement, a specification for the ceiling framing in the structure located at the subject address. An onsite assessment was performed on Tuesday, April 30, 2024.

Correction for the undersized ceiling framing as found in the onsite assessment is as follows:

1. Provide temporary support(s) as necessary for existing framing.
2. Remove existing joists, beam, hardware, etc.
3. Install (4) 1 ¾"x14" LVL in place of the existing beam following standard framing practices.
    a. Provide (4) full height studs at each end of the beam for bearing.
4. Install 2"x12" SP#2 ceiling joists at 24" on center.
    a. Attach each ceiling joist to beam with Simpson LUS210 joist hanger (or better).

Sincerely,

, P.E.

STATE OF TEXAS
LESLIE J. SELENSKY
85581
LICENSED
PROFESSIONAL ENGINEER

5-14-2024

Les Selensky, P.E.
Principal
WindShore Engineering, LLC

July 12, 2024
Ramesh Ram Hingoranee Dba: Ranee Enterprises
361.212.6540 CivilStructural@hotmail.com
Licensed P.E. in Texas, Louisiana, Alabama, Wyoming, Arizona

EMAIL: civilstructural@hotmail.com
(361) 212-6540

1122 N ANN ST, ROCKPORT, TX 78382
JULY 12, 2024
CLIENT: REX J. LEDBETTER

REI Project No. 02252024FSC

ENGINEER'S LETTER

Ranee Enterprises (RE) or their Licensed associate will provide the engineered stamped plans as requested by the City of Rockport.

Respectfully Submitted,

July 12, 2024

Ramesh Ram Hingoranee, P.E.
State of Texas Licensed Professional Engineer
License No.: 72688
Texas Firm Reg.: 11602

RAMESH RAM HINGORANEE
dba: Ranee Enterprises
Civil and Structural Engineering
CONSULTANTS
Licensed P.E. in Texas & Louisiana
Mobile/Phone/Text: (361) 212-6540
E-mail: **CivilStructural @ hotmail.com**

UPPER DECK (BALCONY) REPAIR RECOMMENDATIONS (ENGINEER'S OPINION)
Wednesday, September 20, 2023

Client:
RFL Properties LLC
Rex J. Ledbetter

Location:
1122 N Ann St, Rockport, TX 78382

SCOPE OF SERVICES

The following report has been authorized by Mr. Rex J. Ledbetter and we conducted a a visual and non-destructive type of inspection for observations. The scope includes a study of the possible repair recommendations to render the balcony structure in the front of the home as safe as feasible.

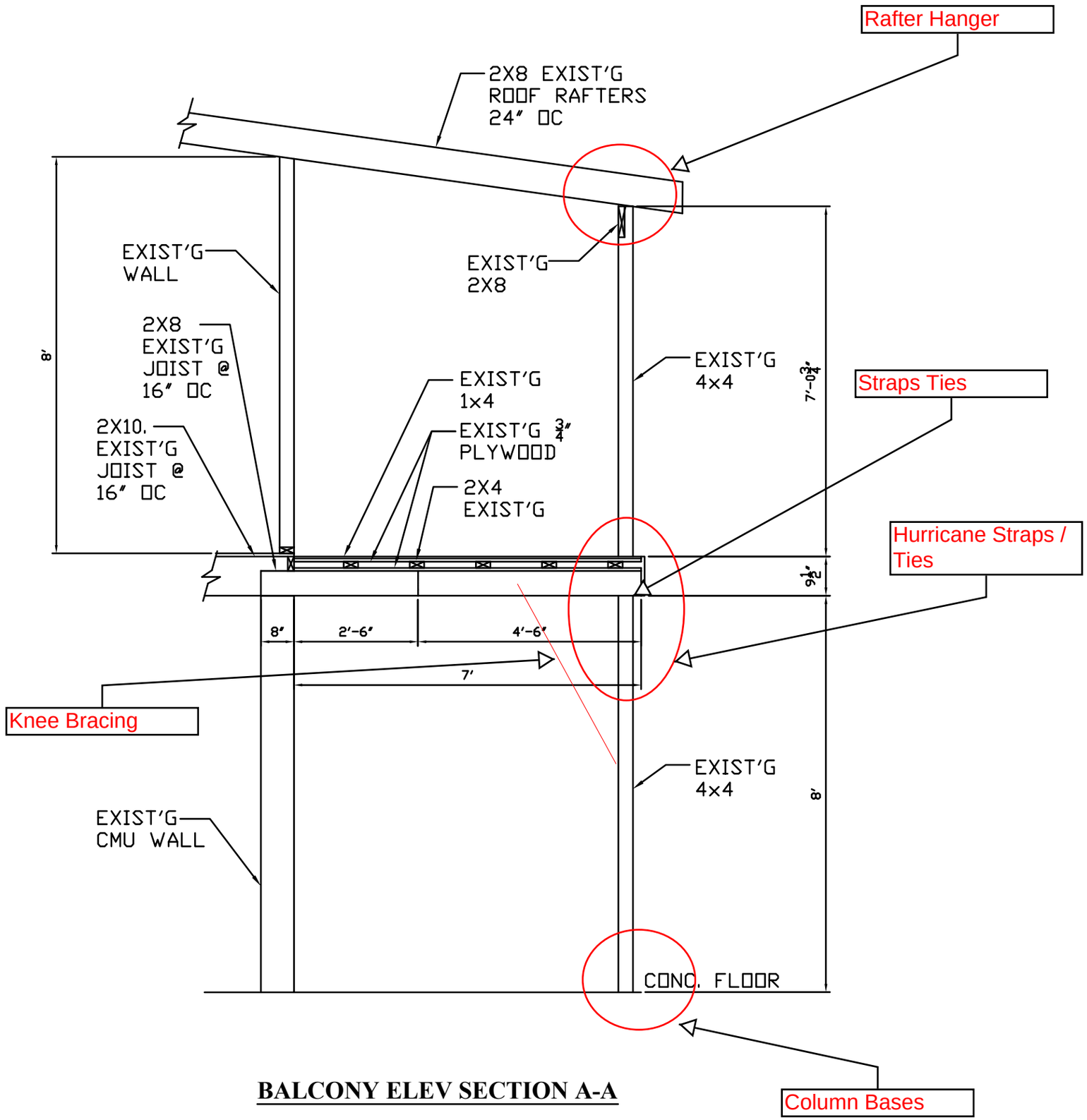
It is a report of first impressions which were developed after interviewing Mr. Rex J. Ledbetter regarding the history of the property and performance of the structure. Visual observations were made.

DESCRIPTION OF PROPERTY

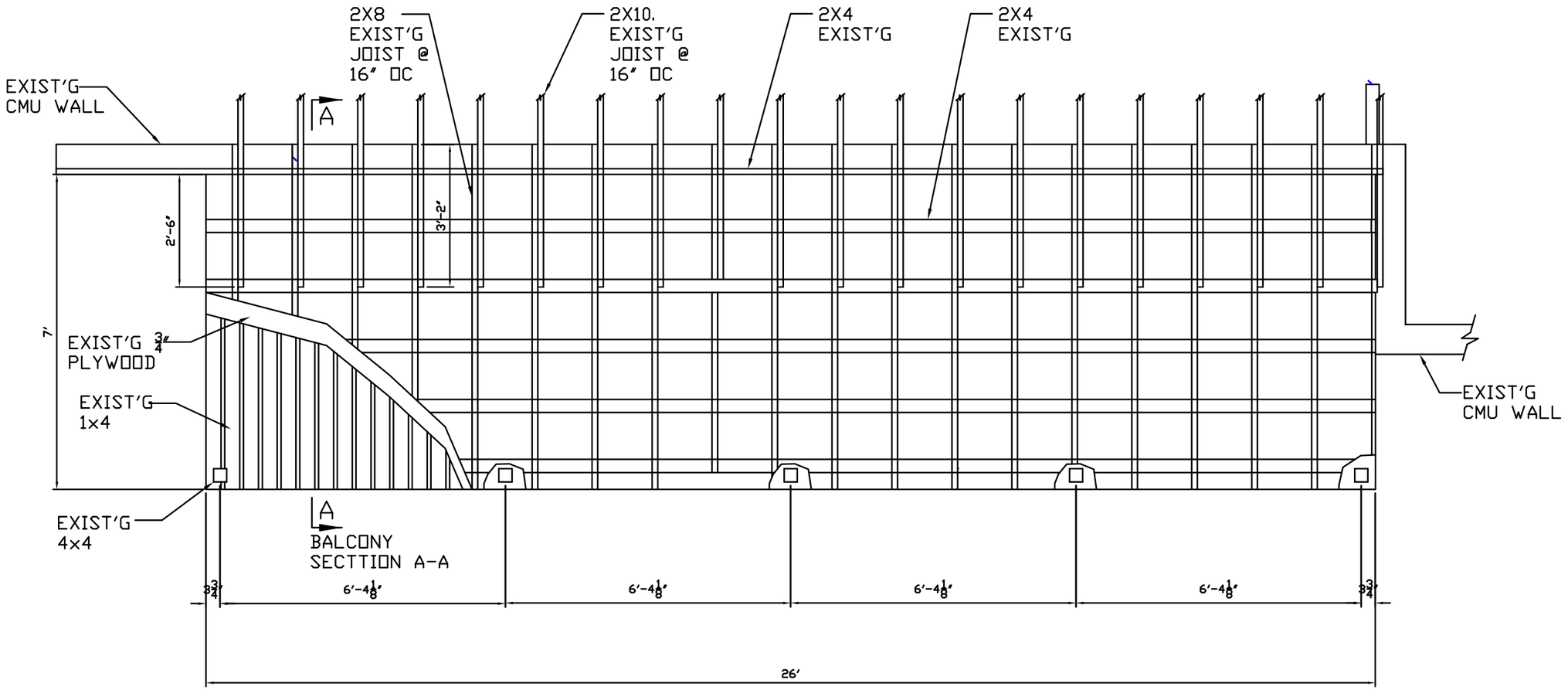
The structure is a 2-level residential home built in 1971, with several upgrades made in later years. The composition roof was just re-done in 2020 and all new custom-made impact-resistant windows were installed on the second level. Because the home is already down to the studs, inspections, repairs, and reinforcements are easily executable. The original construction is concrete block with wood siding cladding, on concrete slab foundation.

FRONT UPPER DECK (BALCONY) REPAIR RECOMMENDATIONS

- ✓ CONNECT EXISTING 4X4 WOOD COLUMNS AT THE TOP TO THE HEADER BEAM AND ON THE BOTTOM TO THE CONCRETE FLOOR. SEE TENSION TIES, STRAP TIE, DETAIL PAGES LATER IN THIS REPORT.
- ✓ UTILIZE WIND-RATED CONSTRUCTION METHODS AS PER THE TDI WINDSTORM REQUIREMENTS.
- ✓ ADDING DIAGONAL KNEE-BRACING FROM THE EDGE OF THE BALCONY FLOOR TO THE 4X4 COLUMNS IS RECOMMENDED.
- ✓ HURRICANE TIES ARE RECOMMENDED AT BEAM-TO-COLUMN CONNECTIONS.
- ✓ ATTACH ROOF RAFTERS TO HEADER BEAM AND COLUMNS WITH RAFTER HANGERS – DETAILS ON PAGES LATER IN THIS REPORT.
- ✓ THE FLOOR OF THE BALCONY DECK SHALL BE REINFORCED WITH SOLID BOARD WHEREVER DETERIORATION IS SEEN.
- ✓ GUARDRAIL POST CONNECTIONS TO THE FLOOR SHALL BE REINFORCED WITH APPROPRIATE CONNECTORS.



BALCONY ELEV SECTION A-A



BALCONY PLAN

1122 N. ANN ST.
ROCKPORT TX., 78382

LTT/HTT

Tension Ties

Tension ties offer a solution for resisting tension loads that are fastened with nails or Strong-Drive® SD Connector screws. The new LTTP2 light tension tie, designed for wood joist attachments to concrete or masonry walls, features two separate nailing patterns: obround holes spaced 3" apart for I-joist purlins and square holes spaced to accommodate the narrow face of 2x solid-sawn purlins. LTTP2 may also be installed vertically on the wide face of a minimum 2x4 stud for holdown application. It features an extruded anchor bolt hole to accommodate ¾", ⅝" and ½" bolt diameters.

The LTTI31 is designed for wood chord open-web truss attachments to concrete or masonry walls and may also be installed vertically on a minimum 2x6 stud.

The HTT4 and HTT5 tension ties feature an optimized nailing pattern which results in better performance with less deflection. HTT5KT is sold as a kit with the holdown, bearing plate washer and Strong-Drive SD Connector screws.

The HTT5-¾ is designed to use a ¾"-diameter anchor bolt.

When using LTT or HTT tension ties with unreinforced concrete masonry, ¾" post-installed anchor bolts are commonly used.

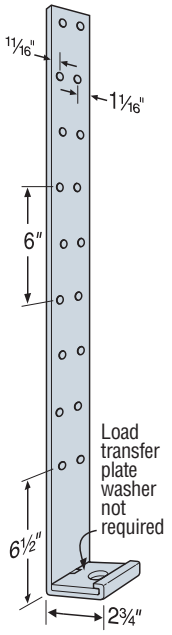
Material: See table

Finish: Galvanized. May be ordered HDG; contact Simpson Strong-Tie.

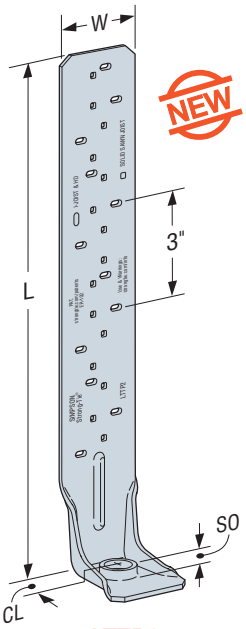
Installation:

- See Holdown and Tension Tie General Notes on pp. 49–50.
- LTTP2 — one standard cut-washer is required when using ½" and ⅝" anchor bolts; and no additional washer is required for ¾" anchor bolts.
- LTTP2 — For installations on narrow edge of solid sawn (2x, 3x) joists use (15) square holes; for all other installations use (12) obround holes.
- For tension ties installed over wood structural panel sheathing, use a 2½"-long fastener minimum.
- For information about marriage strap at panelized roof applications, see **strongtie.com**.
- HTT5-KT requires BP 5/8-2 bearing plate and #10 x 2½" SD Strong-Drive screws (included in kit).

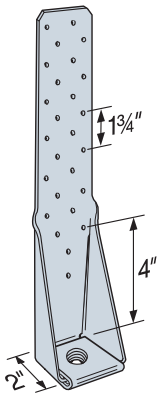
Codes: See p. 11 for Code Reference Key Chart



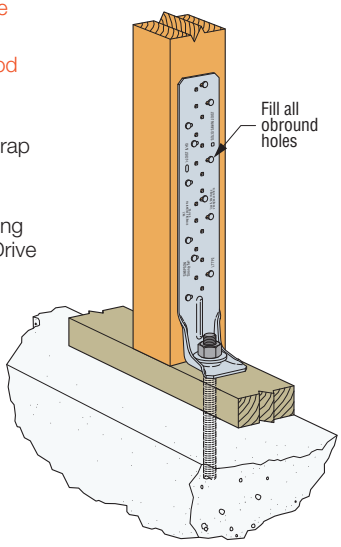
LTTI31



LTTP2
US Patent Pending

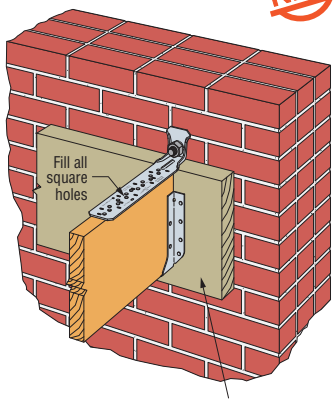


HTT5
(HTT4 similar)

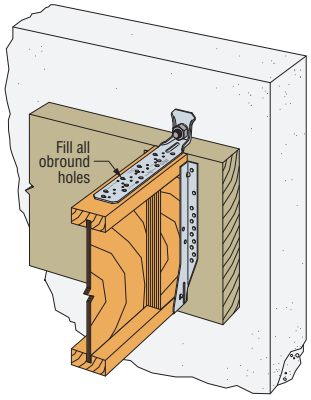


Typical LTTP2 Installation for Holdown Application

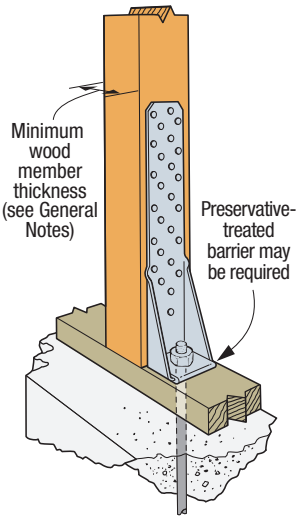
NEW



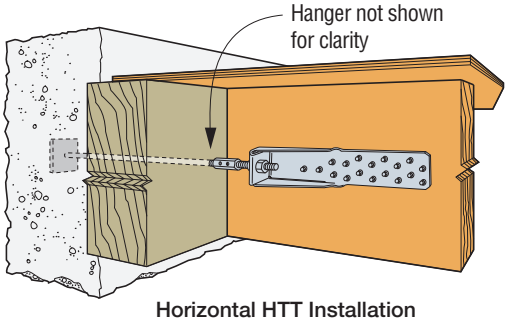
Typical LTTP2 Installation for Solid Sawn Joist



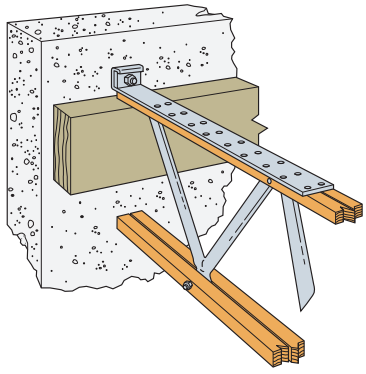
Typical LTTP2 Installation for I-joist



Vertical HTT5 Installation
(HTT4 similar)



Horizontal HTT Installation



Horizontal LTTI31 Installation

Tension Ties (cont.)

These products are available with additional corrosion protection. For more information, see p. 14.

SD Many of these products are approved for installation with Strong-Drive® SD Connector screws. See pp. 348–352 for more information.

Model No.	Ga.	Dimensions (in.) W	L	CL	SO (in.)	Fasteners (in.) Anchor Rod Diameter	Wood Fasteners	Minimum Wood Member Size (in.)	Allowable Tension Loads (160) DF/SP	SPF/HF	Deflection at Highest Allowable Load (in.)	Code Ref.
LTTP2	10	2⁹⁄₁₆	14¹⁵⁄₁₆	1⅛	7⁄16	½, ⅝, ¾	(15) 0.148 x 2½	1½ x 3½ (narrow edge)[4,5]	1,845	1,695	0.104	IBC, FL, LA
						½	(12) 0.148 x 1½	1½ x 3½	1,680[6]	1,545[6]	0.138	
						⅝, ¾			2,135	1,965	0.112	
						½	(12) #9 x 1½" SD	1½ x 3½	2,320	1,970	0.112	
						⅝, ¾			2,570	2,045	0.136	
						½, ⅝, ¾	(12) 0.148 x 2½	3 x 3½	2,275	2,230	0.128	
LTTI31	18	3¾	31	1⅜	¼	⅝	(18) 0.148 x 1½	3 x 3½	1,350	1,160	0.193	
HTT4	11	2½	12⅜	1⁵⁄₁₆	7⁄16	⅝	(18) 0.148 x 1½	1½ x 3½	3,000	2,580	0.090	—
							(18) 0.148 x 1½	3 x 3½	3,610	3,105	0.086	IBC, FL, LA
							(18) 0.162 x 2½	3 x 3½	4,235	3,640	0.123	
							(18) #10 x 1½" SD	1½ x 5½	4,455	3,830	0.112	—
							(18) #10 x 1½" SD	3 x 3½	4,455	3,830	0.112	
HTT5	11	2½	16	1⅜	7⁄16	⅝	(26) 0.148 x 1½	3 x 3½	4,350	3,740	0.120	IBC, FL, LA
							(26) 0.148 x 3	3 x 3½	4,670	4,015	0.116	
							(26) 0.162 x 2½	3 x 3½	5,090	4,375	0.135	
							(26) #10 x 1½" SD	1½ x 5½	4,555	3,915	0.114	—
HTT5KT	11	2½	16	1⅜	7⁄16	⅝	(26) #10 x 2½" SD	3 x 3½	5,445	5,360	0.103	
HTT5-3/4	11	2½	16	1⅜	7⁄16	¾	(26) 0.148 x 1½	1½ x 5½	4,065	3,495	0.103	IBC, FL
							(26) 0.162 x 2½	3 x 3½	5,090	4,375	0.121	
							(26) #10 x 1½" SD	1½ x 7¼	4,830	4,155	0.100	

1. LTTI31 installed flush with concrete or masonry has an allowable load of 2,285 lb.
2. Allowable load for HTT5 with a BP5/8-2 bearing-plate washer installed in the seat of the holdown is 5,295 lb. for DF/SP and 4,555 lb. for SPF/HF.
3. For LTTP2, standard cut washer is required when using ½" and ⅝" anchor rods.
4. For (15) nail installations on narrow edge of 2x4 (minimum) joist, LTTP2 installed flush with concrete or masonry has an allowable load of 2,560 lb. for DF/SP and 2,355 lb. for SPF/HF.
5. LTTP2 installed with (15) #9 x 1½" SD screws on narrow edge of 2x joist has an allowable load of 2,105 lb. for DF/SP and 1,935 lb. for SPF/HF.
6. For (12) nail installations on I-joist or wide face of 2x member, LTTP2 installed flush with concrete or masonry has an allowable load of 1,950 lb. for DF/SP and 1,795 lb. for SPF/HF.
7. **Fasteners:** Nail dimensions are listed diameter by length. SD screws are Simpson Strong-Tie® Strong-Drive SD Connector screws. See pp. 21–22 for fastener information.

Table 1 — Anchorage Selection Guide for Holdowns Attached to DF/SP Lumber

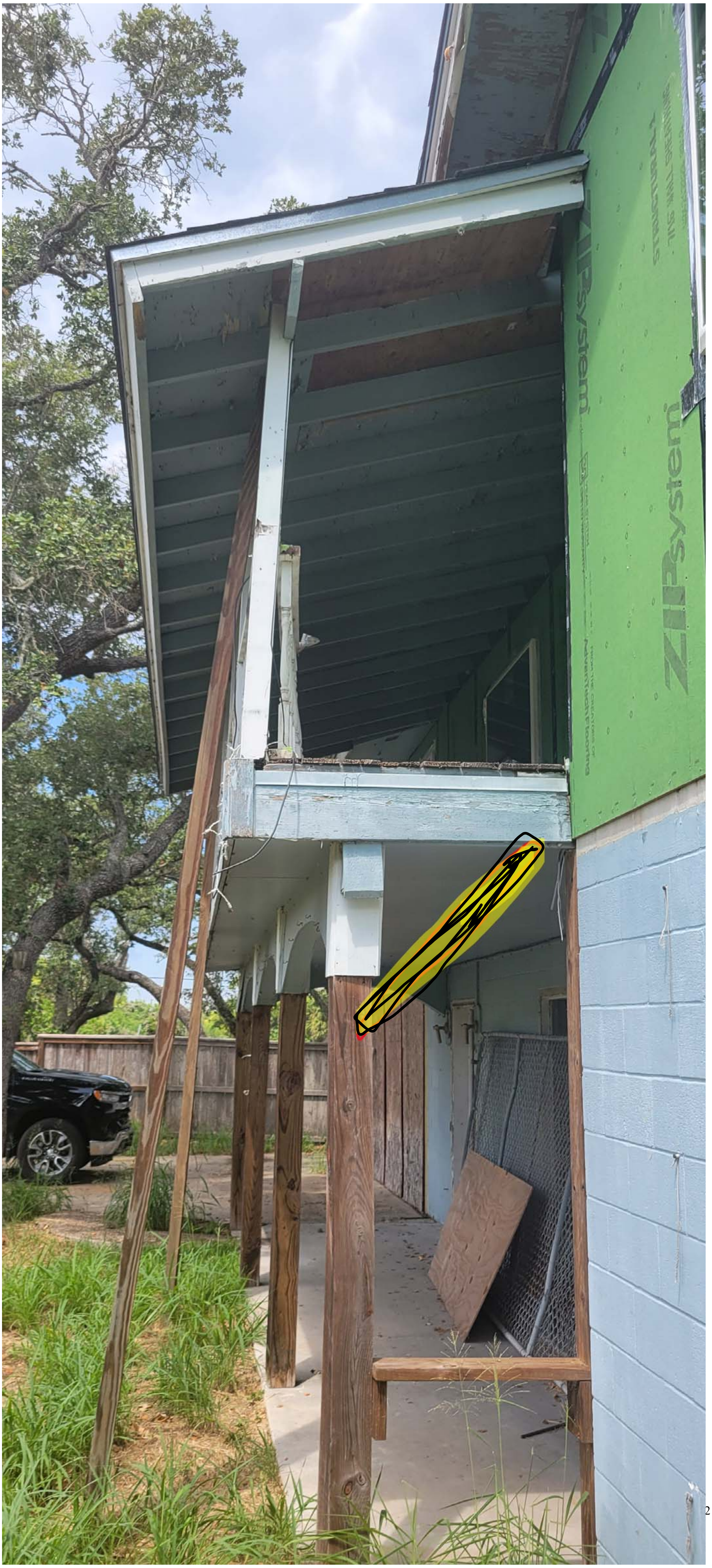
Holdown on DF/SP Lumber	Stemwall Width (in.)	Stemwall: Wind and Seismic Design Category A&B: Midwall/Corner	Stemwall: Wind and Seismic Design Category A&B: End Wall	Stemwall: Seismic Design Category C–F: Midwall/Corner	Stemwall: Seismic Design Category C–F: End Wall	Slab on Grade: Wind and Seismic Design Category A&B: Midwall/Corner	Slab on Grade: Wind and Seismic Design Category A&B: Garage Curb	Slab on Grade: Seismic Design Category C–F: Midwall/Corner	Slab on Grade: Seismic Design Category C–F: Garage Curb
HDU2	6	SSTB16		SSTB24		SSTB16		SSTB16	SSTB20* (2,960)
HDU4	6	SB5/8X24		SB5/8X24		SSTB16	SB5/8X24	SSTB20	SB5/8X24
HDU5	6	SB5/8X24		SB5/8X24		SSTB20	SB5/8X24	SSTB24	SB5/8X24
HDU8									
HD08									
HDU11									
HHDQ11									
HDU14									
HHDQ14									
LTTP2									
LTTI31									
HTT4									
HTT5									
HD3B									
HD5B									
HD7B									
HD9B									
HD12									

See foonotes be

Table 2 — Anchorage Selection Guide for Holdowns Attached to SPF/HF Lumber

Holdown on SPF/HF Lumber	Stemwall Width (in.)	Stemwall: Wind and Seismic Design Category A&B: Midwall/Corner	Stemwall: Wind and Seismic Design Category A&B: End Wall	Stemwall: Seismic Design Category C–F: Midwall/Corner	Stemwall: Seismic Design Category C–F: End Wall	Slab on Grade: Wind and Seismic Design Category A&B: Midwall/Corner	Slab on Grade: Wind and Seismic Design Category A&B: Garage Curb	Slab on Grade: Seismic Design Category C–F: Midwall/Corner	Slab on Grade: Seismic Design Category C–F: Garage Curb
HDU2	6	SSTB16		SSTB16		SSTB16		SSTB16	
HDU4	6	SSTB16		SSTB24		SSTB16		SSTB16	SSTB24
HDU5	6	SSTB24* (4,295)		SB5/8X24		SSTB16	SSTB24* (4,295)	SSTB20	SB5/8X24
HDU8	8	SSTB28		SSTB28	SSTB28* (6,395)	SSTB28		SSTB28	SSTB28
HDQ8	8	SSTB28		SSTB28	SSTB28* (6,395)	SSTB28		SSTB28	SSTB28
HDU11	8	SB1X30* (9,505)	PAB8	PAB8	PAB8	SB1x30		SB1x30	
HHDQ11	8	SB1X30	PAB8	PAB8					
HDU14	—	PAB8		PAB8		SB1x30		SB1x30	
HHDQ14	—								
LTTP2	6	SSTB16		SSTB16		SSTB16		SSTB16	
LTTI31	6								
HTT4	6	SSTB20		SB5/8X24		SSTB16	SSTB20	SSTB16* (3,780)	SB5/8X24
HTT5	6	SB5/8X24		SB5/8X24		SSTB20	SB5/8X24	SSTB24	SB5/8X24
HD3B	6	SSTB16		SSTB24		SSTB16		SSTB16	SSTB20* (2,960)

We've made selecting the right anchor bolt for the holdown easier. Check out our Holdown Anchorage Solutions table on p. 44 or the Post-to-Foundation Designer at app.strongtie.com/pfd.



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LRUZ

Face-Mount Rafter Hanger

The LRUZ offers an economic alternative for those applications requiring a sloped hanger for rafter-to-ridge connections. Used with solid sawn rafters, the LRUZ's unique design enables the hanger to be installed either before or after the rafter is in place. The field-adjustable seat helps improve job efficiency by eliminating mismatched angles in the field and lead times associated with special orders. The LRUZ offers comparable or better load capacity to other rafter hangers at a reduced cost while using fewer fasteners.

Features:

- The open design and ability to field-adjust the slope make the LRUZ ideal for both retrofit or new applications.
- May be sloped down from 0° (0:12 pitch) to 49° (14:12). For slopes greater than 45°, allowable downloads are 0.85 of table loads.
- May be sloped up from 0° to 45°.
- For added versatility, the fasteners on the face of the hanger are placed high enabling the bottom of the rafter to hang below the ridge beam (see "Max. C_1" dimension).
- Can be installed using nails or Strong-Drive® SD Connector screws.

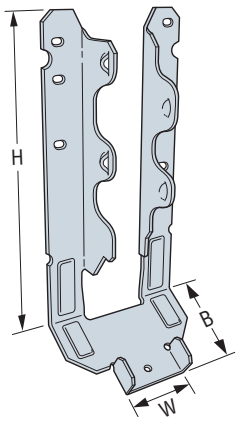
Material: 18 gauge

Finish: ZMAX® coating

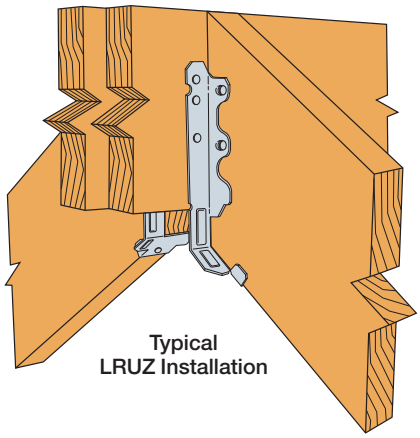
Installation:

- Use all specified fasteners; see General Notes
- Joist fasteners must be installed at an angle through the rafter or joist into the header to achieve the table loads
- See alternate installation on p. 116 for retrofit applications

Codes: See p. 11 for Code Reference Key Chart

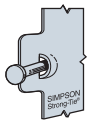


LRU28Z
(other models similar)



Typical LRUZ Installation

Double-Shear Nailing Top View



Dome Double-Shear Nailing Side View

Solid Sawn Joist Hangers

These products are available with additional corrosion protection. For more information, see p. 14.

SD Many of these products are approved for installation with Strong-Drive® SD Connector screws. See pp. 348–352 for more information.

Standard Installation

Model No.	Dimensions (in.)				Fasteners (in.)		DF/SP Allowable Loads				SPF/HF Allowable Loads				Code Ref.
	W	H	B	Max. C_1	Face	Joist	Uplift (160)	Floor (100)	Snow (115)	Roof (125)	Uplift (160)	Floor (100)	Snow (115)	Roof (125)	
LRU26Z	1⅜	5¼	1 15/16	1¾	(4) 0.162 x 3½	(5) 0.162 x 3½	810	1,030	1,175	1,275	695	885	1,010	1,095	IBC, FL, LA
					(4) 0.148 x 3	(5) 0.148 x 3	600	865	990	990	515	745	850	850	
					(4) #10 x 2½" SD	(5) #10 x 2½" SD	770	1,215	1,395	1,425	660	935	1,075	1,170	
					(4) #10 x 1½" SD	(5) #10 x 2½" SD	770	1,045	1,200	1,305	660	830	950	1,035	
LRU28Z	1⅜	6 15/16	1 15/16	2⅝	(6) 0.162 x 3½	(5) 0.162 x 3½	810	1,315	1,340	1,340	695	1,130	1,150	1,150	
					(6) 0.148 x 3	(5) 0.148 x 3	805	1,050	1,050	1,050	690	905	905	905	
					(6) #10 x 2½" SD	(5) #10 x 2½" SD	1,025	1,480	1,480	1,480	880	1,265	1,270	1,270	
					(6) #10 x 1½" SD	(5) #10 x 2½" SD	1,025	1,390	1,480	1,480	880	1,105	1,270	1,270	
LRU210Z	1⅜	8 3/16	1 15/16	1¾	(6) 0.162 x 3½	(7) 0.162 x 3½	1,015	1,550	1,620	1,620	875	1,335	1,395	1,395	
					(6) 0.148 x 3	(7) 0.148 x 3	1,015	1,295	1,480	1,495	875	1,115	1,275	1,285	
					(6) #10 x 2½" SD	(7) #10 x 2½" SD	1,510	1,805	1,805	1,805	1,300	1,405	1,550	1,550	
					(6) #10 x 1½" SD	(7) #10 x 2½" SD	1,510	1,570	1,805	1,805	1,300	1,240	1,430	1,550	
LRU212Z	1⅜	10 11/16	1 15/16	3½	(6) 0.162 x 3½	(7) 0.162 x 3½	1,305	1,550	1,765	1,910	1,120	1,335	1,520	1,645	
					(6) 0.148 x 3	(7) 0.148 x 3	1,305	1,295	1,430	1,430	1120	1,115	1,230	1,230	
					(6) #10 x 2½" SD	(7) #10 x 2½" SD	1,850	1,820	1,915	1,915	1,590	1,405	1,615	1,645	
					(6) #10 x 1½" SD	(7) #10 x 2½" SD	1,850	1,570	1,805	1,915	1,590	1,240	1,430	1,555	

1. Uplift loads have been increased for earthquake or wind loading with no further increase allowed. Reduce where other loads govern.
2. Allowable loads are based on a minimum 3" carrying member. For single 2x carrying members, use 0.148" x 1½" nails in the face and 0.148" x 3" in the joist, and reduce the allowable load to 0.81 of the tabulated value for 0.148" x 3" nails. Alternatively, use #10 x 1½" Strong-Drive® SD Connector screws in the face and #10 x 2½" SD Connector screws in the joist as shown in the table.
3. **Fasteners:** Nail dimensions are listed diameter by length. SD screws are Simpson Strong-Tie® Strong-Drive® SD Connector screws. See pp. 21–22 for fastener information.

Face-Mount Rafter Hanger (cont.)

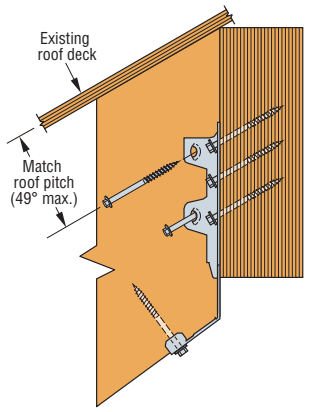
Alternate Installation for Retrofit Applications

When an existing roof deck prevents the horizontal installation of fasteners, #10 x 2½" Strong-Drive® SD Connector screws may be installed sloped upward to match the roof pitch (49° max.). Use table values for an installation with 0.148" x 3" nails when Strong-Drive SD Connector screws are sloped. Nails may not be installed sloped upward.

Alternate Installation for Retrofit

Model No.	Angled Fasteners		DF/SP Allowable Loads				SPF/HF Allowable Loads				Code Ref.
	Face	Joist	Uplift[2] (160)	Floor (100)	Snow (115)	Roof (125)	Uplift[2] (160)	Floor (100)	Snow (115)	Roof (125)	
LRU26Z	(4) #10 x 2½" SD	(5) #10 x 2½" SD	645	855	980	990	555	730	835	850	IBC, FL, LA
LRU28Z	(6) #10 x 2½" SD	(5) #10 x 2½" SD	805	1,050	1,050	1,050	695	900	900	900	
LRU210Z	(6) #10 x 2½" SD	(7) #10 x 2½" SD	1,100	1,285	1,430	1,430	945	1,095	1,230	1,230	
LRU212Z	(6) #10 x 2½" SD	(7) #10 x 2½" SD	1,305	1,285	1,430	1,430	1,120	1,095	1,230	1,230	

1. Uplift loads have been increased for earthquake or wind loading with no further increase allowed. Reduce where other loads govern.
2. Allowable loads are based on a minimum 3"-thick carrying member.
3. Fasteners may be angled upward a maximum of 49°.
4. **Fasteners:** SD screws are Simpson Strong-Tie® Strong-Drive SD Connector screws. See pp. 21–22 for fastener information.

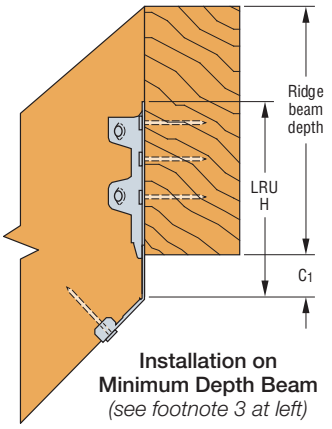


Alternate Installation for Retrofit Applications

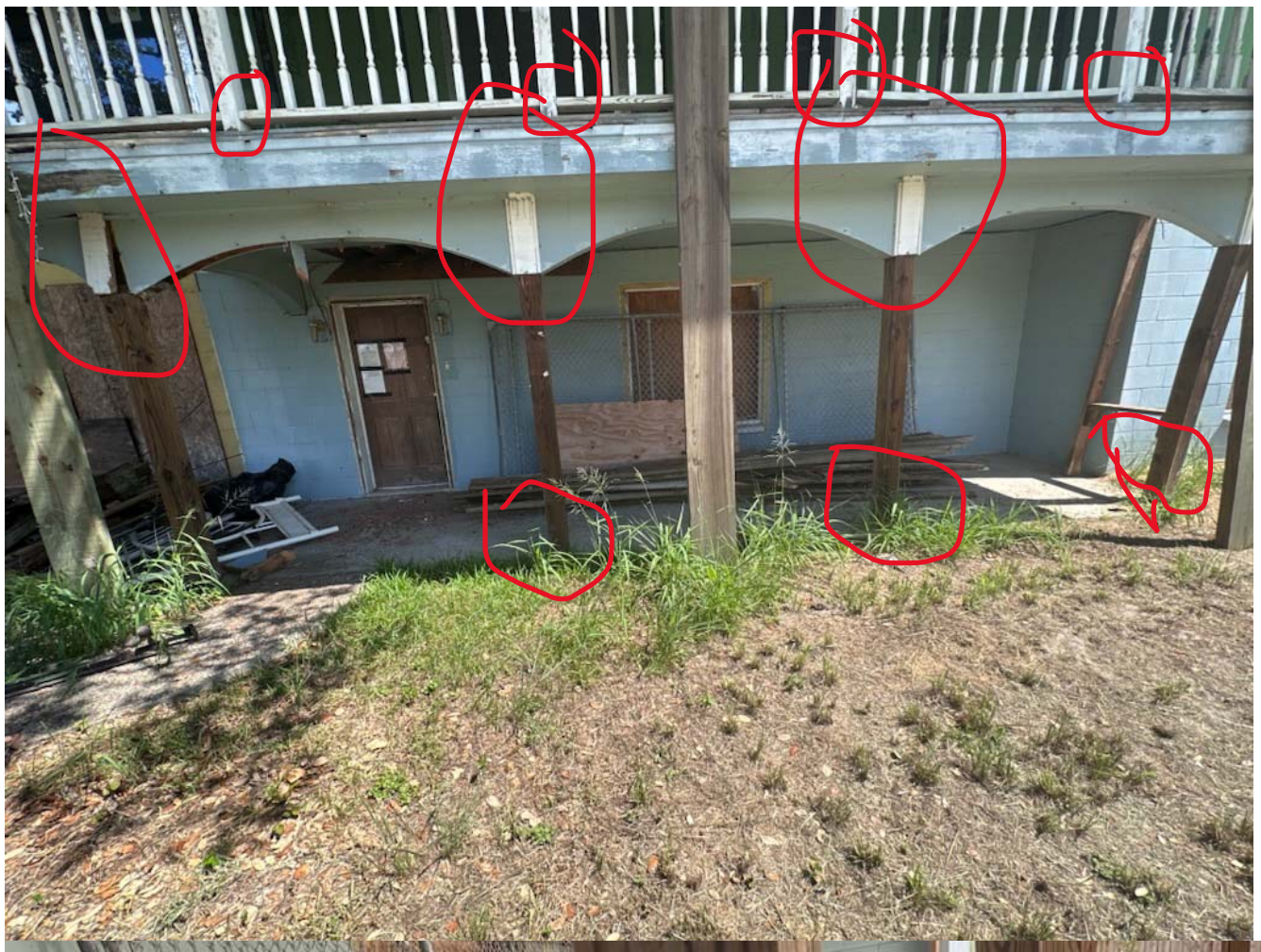
Minimum Ridge Beam Depth (in.)

Roof Pitch	LRU26Z		LRU28Z			LRU210Z			LRU212Z	
	Rafter Size		Rafter Size			Rafter Size			Rafter Size	
	2x6	2x8	2x6	2x8	2x10	2x8	2x10	2x12	2x10	2x12
2:12	4⅛	5⅞	—	5	7	—	7⅞	9⅞	—	8⅛
3:12	4¼	6	—	5⅛	7⅛	—	8	10⅛	—	8⅜
4:12	4⅜	6⅛	—	5¼	7⅜	—	8¼	10⅜	—	8⅝
5:12	4½	6⅜	—	5½	7⅝	—	8½	10¾	—	9
6:12	4⅝	6⅝	—	5¾	8	—	8⅞	11⅛	—	9⅜
7:12	4⅞	6⅞	—	6	8⅜	6⅞	9¼	11½	7½	9¾
8:12	5⅛	7¼	—	6⅜	8¾	7¼	9⅝	12	7⅞	10¼
9:12	5⅜	7⅝	—	6¾	9¼	7⅝	10⅛	12⅝	8⅜	10⅞
10:12	5⅝	8	4¾	7⅛	9¾	8	10⅝	13⅛	8⅞	11⅜
11:12	6	8⅜	5⅛	7½	10¼	8⅜	11⅛	13¾	9⅜	12
12:12	6¼	8¾	5⅜	7⅞	10¾	8¾	11⅝	14⅜	9⅞	12⅝
13:12	6⅝	9¼	5¾	8⅜	11¼	9¼	12⅛	15⅛	10⅜	13⅜
14:12	7	9⅝	6⅛	8¾	11⅞	9⅝	12¾	15¾	11	14

1. Minimum ridge beam depths shown assume that the rafter and the ridge beam are flush at the top.
2. Minimum ridge beam depths have been determined to ensure the maximum C_1 dimension for the LRU is not exceeded. Deeper ridge beams may be required to support the rafter loads as determined by the designer.
3. Per the 2012/2015/2018/2021 IRC Section R802.3 the ridge is required to be not less in depth than the cut end of the rafter unless the ridge is designed as a beam.
4. Slopes greater than 12:12 are download only.



Installation on Minimum Depth Beam
(see footnote 3 at left)




ZIPsystem
FROM THE CREATORS OF
AdvanTech Flooring

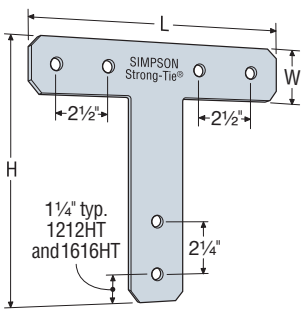
T and L

Strap Tie

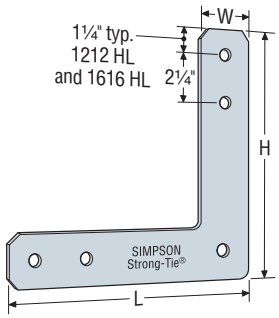
T and L strap ties are versatile utility straps. See Decorative Hardware for aesthetically pleasing options with black powder-coated paint.

Finish: Galvanized; see Corrosion Information, pp. 12–15; also available black powder coat (add PC to sku); contact Simpson Strong-Tie.

Codes: See p. 11 for Code Reference Key Chart



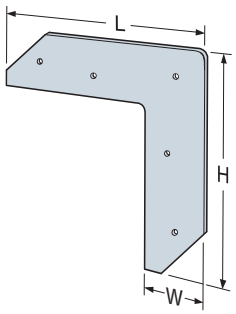
1212HT



1212HL

Model No.	Ga.	Dimensions (in.)			Fasteners			Code Ref.
		L	H	W	Nails (in.)	Bolts		
						Qty.	Dia.	
55L	16	4¾	4¾	1¼	(5) 0.148 x 2½	—	—	—
66L	14	6	6	1½	(10) 0.162 x 2½	3	⅜"	
88L	14	8	8	2	(12) 0.162 x 2½	3	½"	
1212L	14	12	12	2	(14) 0.162 x 2½	3	½"	
66T	14	6	5	1½	(8) 0.162 x 2½	3	⅜"	
128T	14	12	8	2	(12) 0.162 x 2½	3	½"	
1212T	14	12	12	2	(12) 0.162 x 2½	3	½"	

1. These connectors are not load rated; may be installed with nails or bolts.
2. **Fasteners:** Nail dimensions are listed diameter by length. See pp. 21–22 for fastener information.

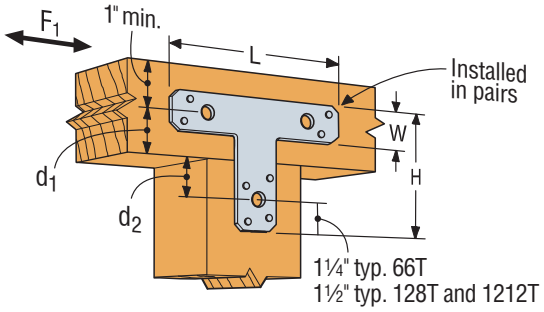


55L

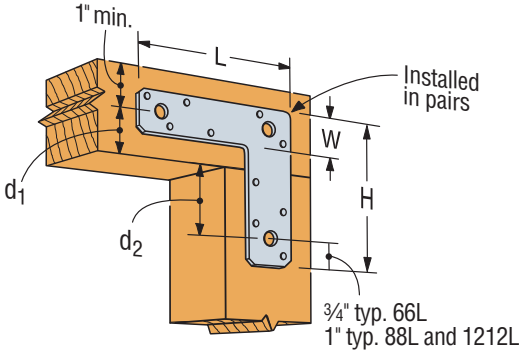
These products are available with additional corrosion protection. For more information, see p. 14.

Model No.	Ga.	Dimensions (in.)			Minimum Bolt End and Edge Distances (in.)		Bolts		Allowable Loads		Code Ref.
									Tension/Uplift	F_1	
		W	H	L	d1	d2	Qty.	Dia.	(100/160)	(100/160)	
1212HL	7	2½	12	12	2½	4⅜	5	⅝"	1,650	725	—
1616HL	7	2½	16	16	2½	4⅜	5	⅝"	1,650	725	
1212HT	7	2½	12	12	2½	4⅜	6	⅝"	2,380	915	
1616HT	7	2½	16	16	2½	4⅜	6	⅝"	2,380	915	

1. 1212HL, 1616HL, 1212HT, and 1616HT are to be installed in pairs with bolts in double shear. A single part with bolts in single shear is not load rated.
2. Allowable loads are based on a minimum member thickness of 3½".
3. 1212HT and 1616HT loads assume a continuous beam.



Typical T Installation



Typical L Installation

ENGINEER'S OPINION

Based on the preceding discussion, statements from the Owners and Contractor, and observations made during a visual inspection of the structure, the opinion of the inspecting Engineer can be summarized as follows:

- **The balcony shall be repaired, reinforced, and otherwise stabilized keeping in mind that the structure is in TDI's listed Wind Catastrophe area.**
- **Differential settlement of soils is generally observed in this region of Texas, and we recommend the commissioning of a Geotechnical Report with foundation recommendations.**
- **It is highly recommended to utilize the services of a TDI-approved and listed Windstorm Inspection Engineer to review, inspect, and certify the repairs.**

LIMITATIONS OF THIS REPORT

This is a visual inspection only.

The above inspecting firm and inspector endeavor to perform their services in a professional manner consistent with the care and skill ordinarily exercised by structural professionals. No warranty, expressed or implied, other than as set forth herein, is made or intended by this report.

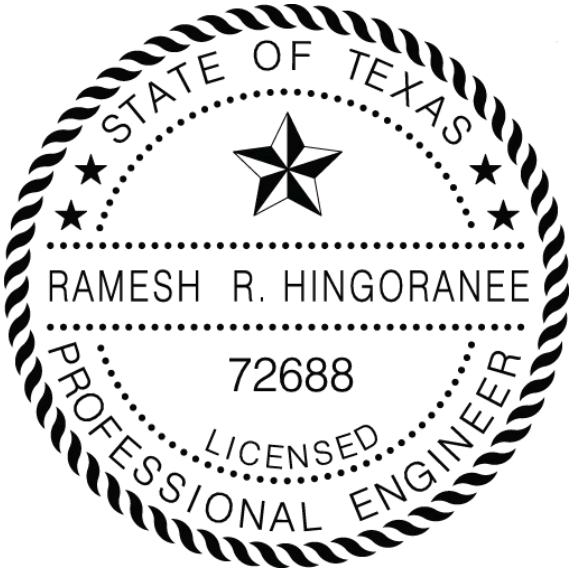
NOTE: ONLY THE ABOVE-MENTIONED RESPONSIBLE PARTY ("Client") IS ENTITLED TO RELY ON THE CONTENTS OF THIS REPORT.

----------END OF REPORT----------

Respectfully Submitted,

Ramesh R. Hingoranee, P.E.
State of Texas Licensed Professional Engineer
License No.: 72688
Texas Firm Reg.: 11602

DOWNSTAIRS SELECTED BEAM

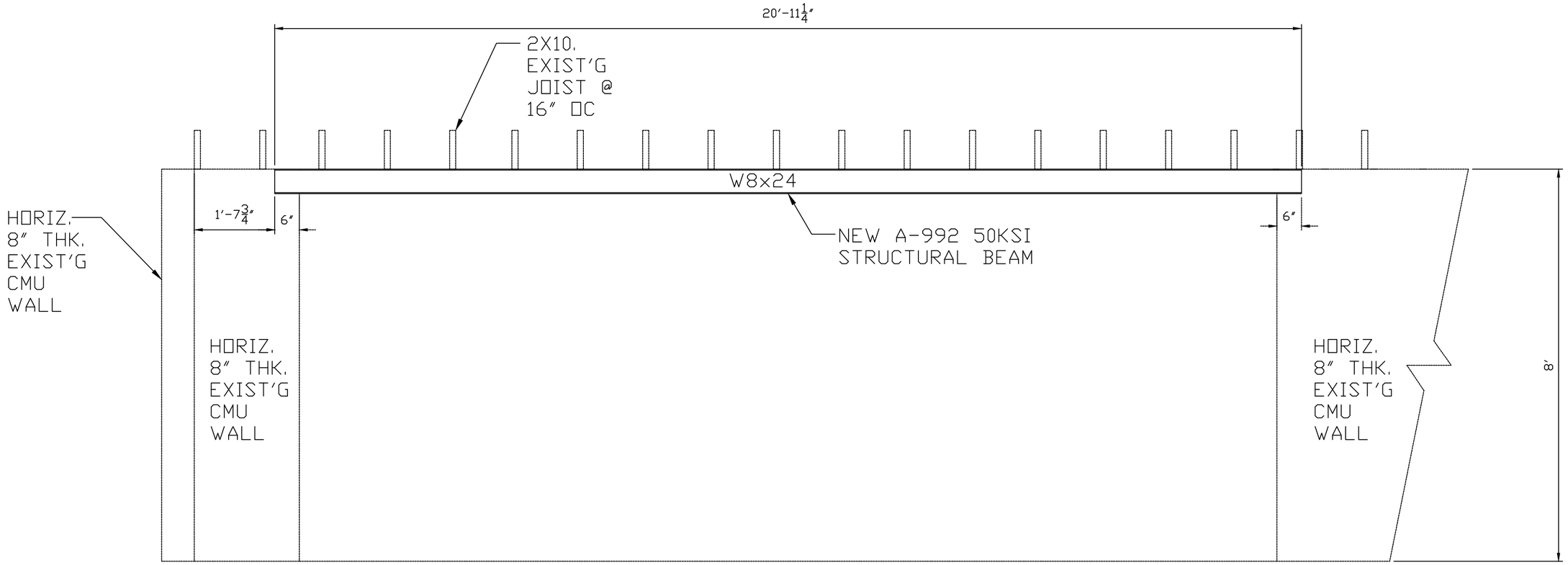


10-02-2023
TEXAS REGISTERED
FIRM #: F-11602
Total Pages: 27
(including this one)

21' LONG BEAM, SIZE & TYPE:

A-992 50 KSI HOT ROLLED STEEL BEAM

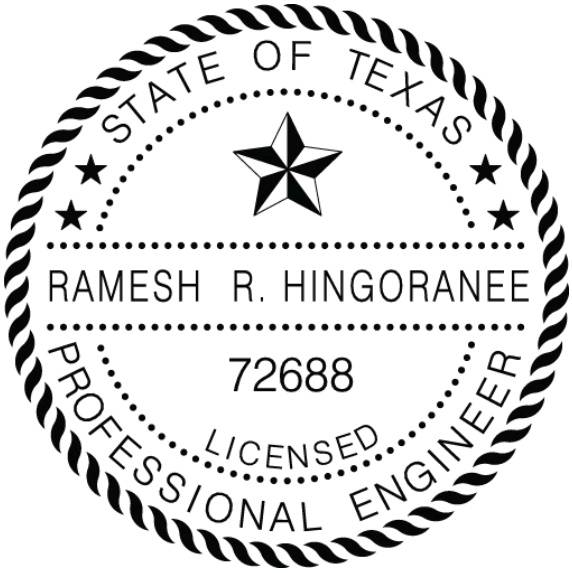
a) AISC Rolled Steel Section W8x24
b) lateral bracing at 24" o.c. or less along its entire length
c) Minimum Bearing Length 6-inches at Each End / Support



STRUCTURAL BEAM DOWNSTAIRS

UPSTAIRS
SELECTED BEAM

WITH HANGER & CONNECTOR REQUIREMENTS



10-02-2023
TEXAS REGISTERED
FIRM #: F-11602
Total Pages: 28
(including this one)

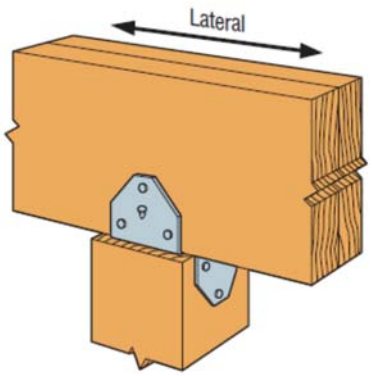
BEAM, SIZE & TYPE:

1-ply 1 1/2” 2.1E RigidLam LVL DF

a) 7-inches Deep

b) lateral bracing at 24” o.c. or less along its entire length

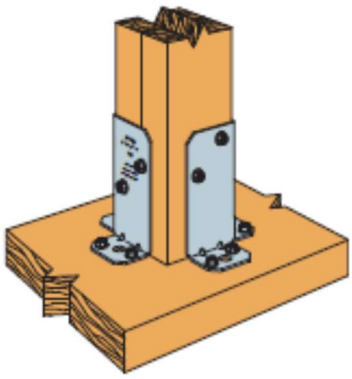
c) Connection to ***top of stud column***, using



Typical BCS Installation

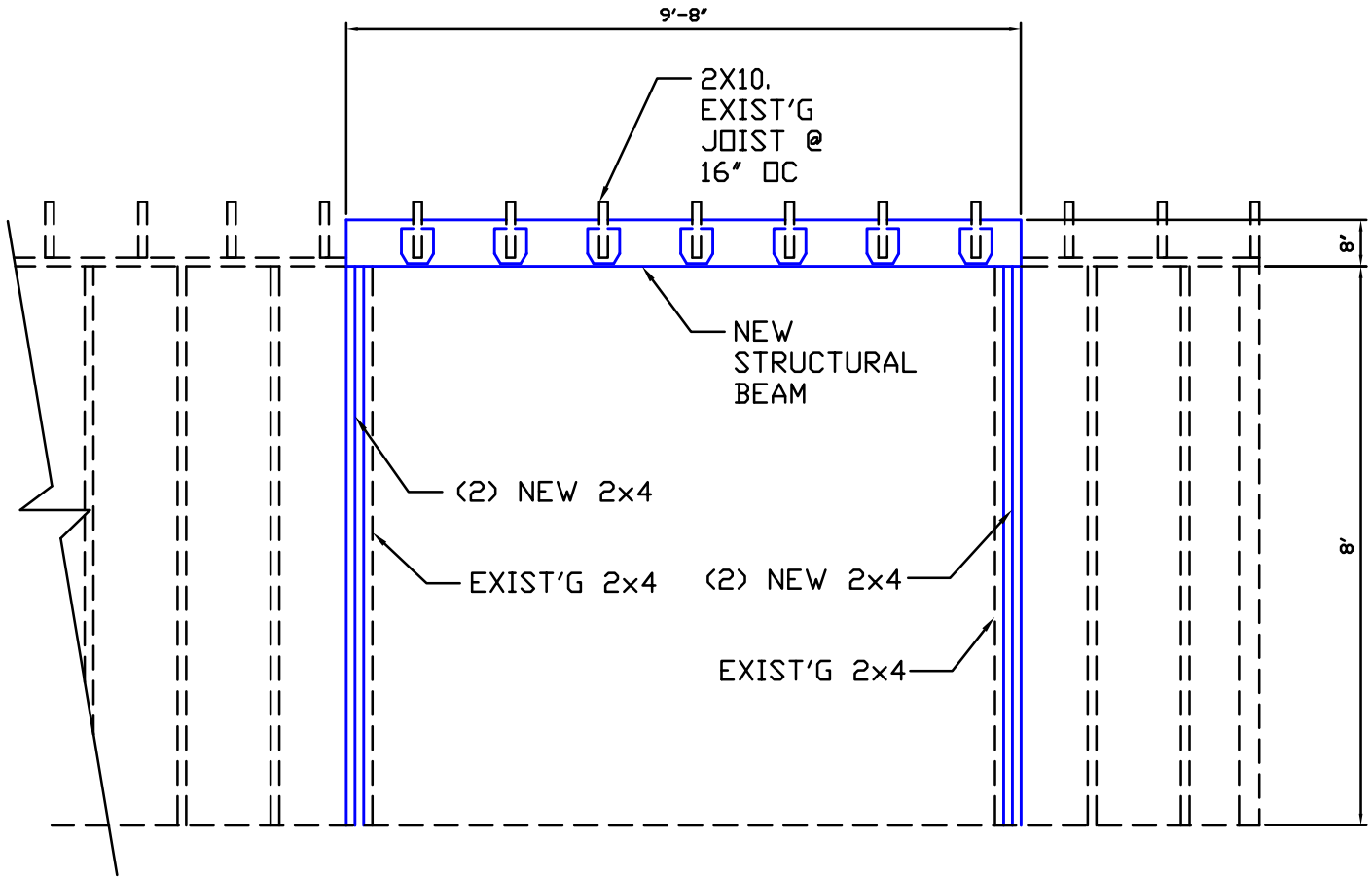
-
- B C S 2 - 3 / 6 SIMPSON post cap with (12) 0.162” dia. X 3½" long - SDS Connectors to Beam Flange, and (6) 0.162” dia. X 3½" long - SDS Connectors to Post, OR APPROVED EQUAL.

d) Connection at *base of stud column*, using



RPBZ Installation on Wood

-
- **RPBZ SIMPSON retrofit post base with (8) ¼" x 3" SDS Connectors to Floor Beam, and (8) ¼" x 1 1⁄2" SDS Connectors to Post, OR APPROVED EQUAL.**



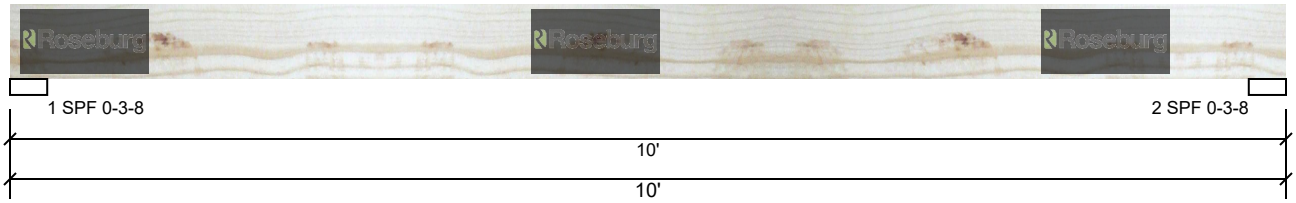
STRUCTURAL BEAM UPSTAIRS

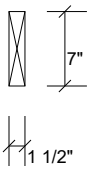
BEAM SELECTION CALCULATIONS

Client:		Date:	10/2/2023
Project:		Input by:	
Address:		Job Name:	
		Project #:	

B1 2.1E RigidLam LVL DF 1.500" X 7.000" - PASSED

Level: Level





User Inputs

Design Method:	ASD	Load Sharing:	No	Spans	
Building Code:	IBC/IRC 2015	Importance:	Normal - II	Span 1:	10-0-0
Type:	Girder	Moisture Condition:	Dry	Bearings	
Application:	Floor	Temperature:	Temp <= 100°F	Brg 1:	3.5" SPF
Plies:	1	Decking:	Not Checked	Brg 2:	3.5" SPF
Material Type:	LVL	Defl. LL Span:	L / 480		
Material Name:	2.1E Rigidlam LVL DF	Defl. LL Cant:	L / 240		
Depth:	7	Defl. TL Span:	L / 240		
Width:	1.5	Defl. TL Cant:	L / 120		

Analysis Details

Material Properties

Name	E	Fb	Fcp	Fv	G	Density
2.1E Rigidlam LVL DF	2.1E6	3100	750	290	131250	38

Resistance Factors

Moment Factor	Shear Factor	Comp Perp Factor	Cr-Bending	Cr-Shear	Load Sharing	Ct	Ct (E)
0.560740692118211	1.25	1	1	1	No	1	1

EI (including Ct (E))

Bare EI	Composite EI	Ct (E) (temp. factor for E)
9.003750E+007	9.003750E+007	1

Load Combinations Checked for Strength (Factors include importance factor)

Comb. No.	Description	Pattern Count	Cd-Duration	D	L	S	W	C
1	D	1	0.9	1	0	0	0	0
2	D+L	1	1	1	1	0	0	0
3	D+C	1	1.25	1	0	0	0	1
4	D+0.75(L+C)	1	1.25	1	0.75	0	0	0.75

Load Combinations Checked for Deflection (Total Loads: Dead + Live Loads)

Comb. No.	Description	Pattern Count	Cd-Duration	D	L	S	W	C
1	D	1	0.9	1	0	0	0	0
2	D+L	1	1	1	1	0	0	0
3	D+C	1	1.25	1	0	0	0	1
4	D+0.75(L+C)	1	1.25	1	0.75	0	0	0.75

B1 2.1E RigidLam LVL DF 1.500" X 7.000" - PASSED

Level: Level

Load Combinations Checked for Deflection (Live Loads)

Comb. No.	Description	Pattern Count	Cd-Duration	D	L	S	W	C
1	L	1	1	0	1	0	0	0
2	C	1	1.25	0	0	0	0	1
3	0.75(L+C)	1	1.25	0	0.75	0	0	0.75

Bearing Calculation (MR: Max Reaction)

Brg. No.	Capacity	Input Length	Req'ed Length	Reaction	MR Load Comb.	MR Load Case	MR Dead	MR Live	Uplift
1	425	3.5	3.5	563.9	D+L	L	63.9	500	0
2	425	3.5	3.5	563.9	D+L	L	63.9	500	0

Maximum Moment at Each Member

Mem No.	Span No.	Combination	Load Case	Cd	CL	Resist. Factors	Moment	Span-X	Mr	Mr_orig	Ratio
1	Spn 1	D+L	L	1	0.55	0.55	1283	4-9-4	3385	3385	0.3791

Maximum Shear at Each Member

Mem No.	Span No.	Brg No.	Max	Combination	Load Case	Cd	Res… Fac…	Max Shear	Vr	Ratio
1	Spn 1	1	Yes	D+L	L	1	1	467	2030	0.2299

Maximum Deflection on Span and Cantilever for Total Load (Dead + Live)

Def. Span Desc.	Combination	Load Case	Max Deflection	Span ID	Span-X	Span Analog Length	L / Allowable	L / Actual	Ratio
Critical Span	D+L	L	0.247	Spn 1	4-9-4	9-6-8	240	463.6	0.5177

Maximum Deflection on Span and Cantilever for Live Load Only

Def. Span Desc.	Combination	Load Case	Max Deflection	Span ID	Span-X	Span Analog Length	L / Allowable	L / Actual	Ratio
Critical Span	L	L	0.219	Spn 1	4-9-4	9-6-8	480	522.8	0.9182

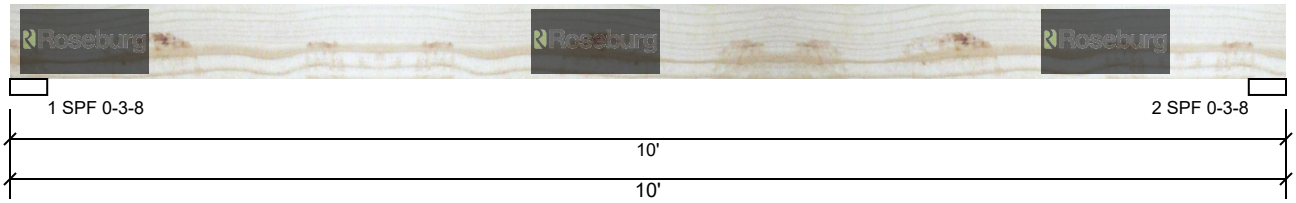
Client:
Project:
Address:

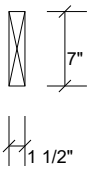
Date: 10/2/2023
Input by:
Job Name:
Project #:

Quantity 1

B1 2.1E RigidLam LVL DF 1.500" X 7.000" - PASSED

Level: Level





User Inputs

Design Method:	ASD	Load Sharing:	No	Spans	
Building Code:	IBC/IRC 2015	Importance:	Normal - II	Span 1:	10-0-0
Type:	Girder	Temperature:	Temp <= 100°F	Bearings	
Application:	Floor	Decking:	Not Checked	Brg 1:	3.5" SPF
Plies:	1	Defl. LL Span:	L / 480	Brg 2:	3.5" SPF
Material Type:	LVL	Defl. LL Cant:	L / 240		
Material Name:	2.1E Rigidlam LVL DF	Defl. TL Span:	L / 240		
Depth:	7	Defl. TL Cant:	L / 120		
Width:	1.5				

Analysis Details

Material Properties

Name	E	Fb	Fcp	Fv	G	Density
2.1E Rigidlam LVL DF	2.1E6	3100	750	290	131250	38

Resistance Factors

Moment Factor	Shear Factor	Comp Perp Factor	Cr-Bending	Cr-Shear	Cd-Duration	Load Sharing	Ct	Ct (E)
0.56074069211821	1.25	1	1	1	1.25	No	1	1

EI (including Ct (E))

Bare EI	Composite EI	Ct (E) (temp. factor for E)
9.003750E+007	9.003750E+007	1

Moment Factor	Value
Importance	1.0000
Duration	1.2500
System Factor Bending KHb	1.0000
Temperature Factor Ft	1.0000
Stability Factor	0.4486
CM_Moment	1.0000
Product	0.5607

Shear Factor	Value
Importance	1.0000
Duration	1.2500
System Factor Shear KHb	1.0000
Temperature Factor Ft	1.0000
CM_Shear_Beam	1.0000
Product	1.2500

Quantity 1

B1 2.1E RigidLam LVL DF 1.500" X 7.000" - PASSED

Level: Level

Compression Perp Factor	Value
Importance	1.0000
Temperature Factor Ft	1.0000
CM_CompPerp	1.0000
Product	1.0000

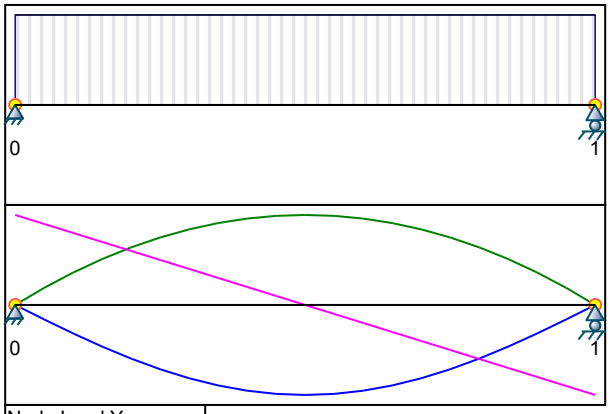
Hanger End	Release Deflection
Left	0.000
Right	0.000

With Deck LL Only

Node	Location	Is Bearing?
0	(0, 0)	Bearing
1	(114.5, 0)	Bearing

Load Combination: L

Load Case:L



Node Load Y Component
22.9166666666667
22.9166666666667

Nodal Displacement
-0.00578896
0.00000000
0.00578896

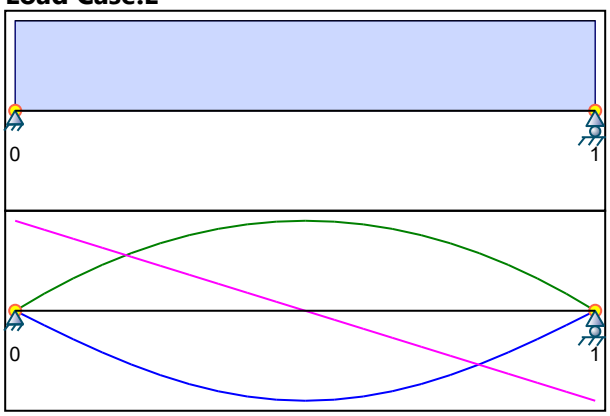
Node	Bearing	Reaction
0	0	500.0
1	1	500.0

Member	Deflection	Location	L /	EI
0	-0.2190	60.02	522.8	90037500

Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			100.0	0.0	0.0	0.0	0.0
0	Uniform			0.0	0.0	0.0	0.0	0.0

Load Combination: C

Load Case:L



Quantity 1

B1 2.1E RigidLam LVL DF 1.500" X 7.000" - PASSED

Level: Level

Node Load Y Component
1.14583333333333
1.14583333333333

Nodal Displacement
-0.00028945
0.00000000
0.00028945

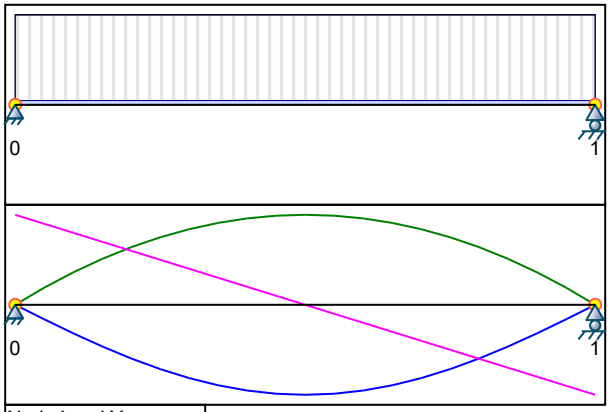
Node	Bearing	Reaction
0	0	25.0
1	1	25.0

Member	Deflection	Location	L /	EI
0	-0.0110	60.02	10455.3	90037500

Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			0.0	0.0	0.0	0.0	5.0
0	Uniform			0.0	0.0	0.0	0.0	0.0

Load Combination: 0.75(L+C)

Load Case:U n i f o r m



Node Load Y Component
18.046875
18.046875

Nodal Displacement
-0.00455881
0.00000000
0.00455881

Node	Bearing	Reaction
0	0	393.8
1	1	393.8

Member	Deflection	Location	L /	EI
0	-0.1725	60.02	663.8	90037500

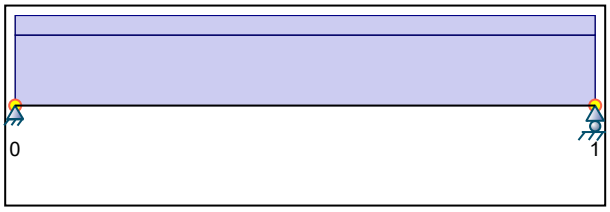
Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			75.0	0.0	0.0	0.0	3.8
0	Uniform			0.0	0.0	0.0	0.0	0.0

With Deck TL

Node	Location	Is Bearing?
0	(0, 0)	Bearing
1	(114.5, 0)	Bearing

Load Combination: D

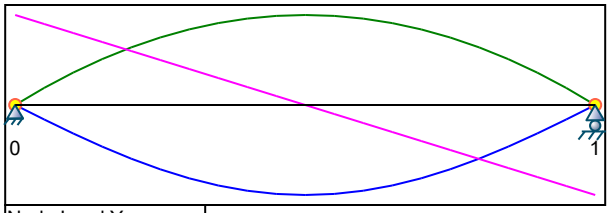
Load Case:U n i f o r m



Quantity 1

B1 2.1E RigidLam LVL DF 1.500" X 7.000" - PASSED

Level: Level



Node Load Y Component
2.92664930555556
2.92664930555556

Nodal Displacement
-0.00073930
0.00000000
0.00073930

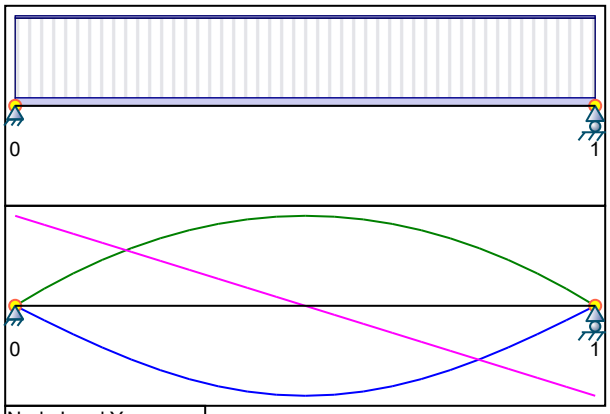
Node	Bearing	Reaction
0	0	63.9
1	1	63.9

Member	Deflection	Location	L /	EI
0	-0.0280	60.02	4093.4	90037500

Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			0.0	10.0	0.0	0.0	0.0
0	Uniform			0.0	2.8	0.0	0.0	0.0

Load Combination: D+L

Load Case:L



Node Load Y Component
25.8433159722222
25.8433159722222

Nodal Displacement
-0.00652826
0.00000000
0.00652826

Node	Bearing	Reaction
0	0	563.9
1	1	563.9

Member	Deflection	Location	L /	EI
0	-0.2470	60.02	463.6	90037500

Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			100.0	10.0	0.0	0.0	0.0
0	Uniform			0.0	2.8	0.0	0.0	0.0

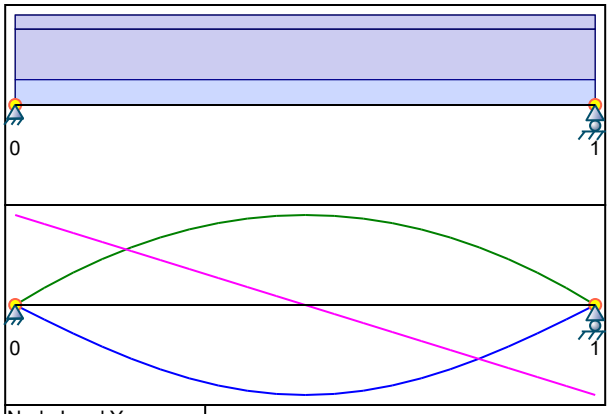
Load Combination: D+C

Load Case:L

Quantity 1

B1 2.1E RigidLam LVL DF 1.500" X 7.000" - PASSED

Level: Level



Node Load Y Component
4.07248263888889
4.07248263888889

Nodal Displacement
-0.00102875
0.00000000
0.00102875

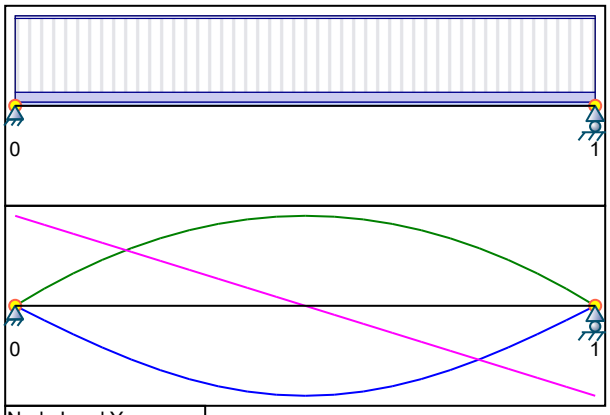
Node	Bearing	Reaction
0	0	88.9
1	1	88.9

Member	Deflection	Location	L /	EI
0	-0.0389	60.02	2941.7	90037500

Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			0.0	10.0	0.0	0.0	5.0
0	Uniform			0.0	2.8	0.0	0.0	0.0

Load Combination: D+0.75(L+C)

Load Case:U n i f o r m



Node Load Y Component
20.9735243055556
20.9735243055556

Nodal Displacement
-0.00529810
0.00000000
0.00529810

Node	Bearing	Reaction
0	0	457.6
1	1	457.6

Member	Deflection	Location	L /	EI
0	-0.2005	60.02	571.2	90037500

Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			75.0	10.0	0.0	0.0	3.8
0	Uniform			0.0	2.8	0.0	0.0	0.0

Quantity 1

B1 2.1E RigidLam LVL DF 1.500" X 7.000" - PASSED

Level: Level

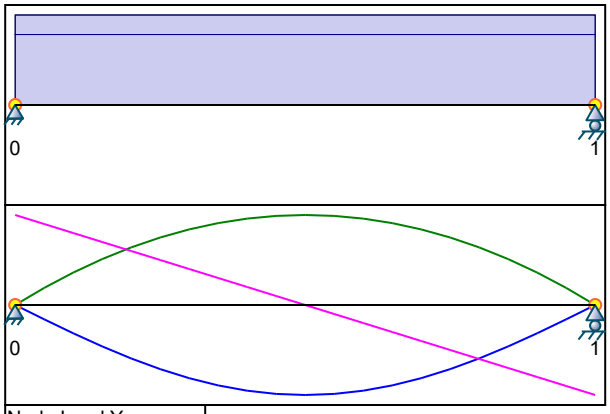
Strength

Node	Location	Is Bearing?
0	(0, 0)	Bearing
1	(114.5, 0)	Bearing

Load Combination: D

Load Case:U n i f o r m

Duration Factor: 0.9



Node Load Y Component
2.92664930555556
2.92664930555556

Nodal Displacement
-0.00073930
0.00000000
0.00073930

Node	Bearing	Reaction
0	0	63.9
1	1	63.9

Zero Moment Locations
0.000
114.500

Edge	Condition	Unbraced Length (in.)	Unbraced Length	MrCompressive	SI Stability
Top	Braced at End Bearings	114.5	9'6 1/2"	1836	0.08
Bottom	Continuous Bracing	0	0	0	0.00

Member	Moment	SI	Location	Segment Length	Lu	Le	CL	Seg. Start	Seg. End
0	145.3	0.048	60.00	114.50	114.50	210.68	0.603	0.00	114.50

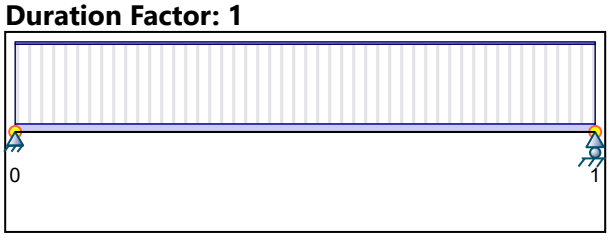
Member	Shear	SI	Location
0	54.296	0.030	10.50
0	-54.296	0.030	109.50

Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			0.0	10.0	0.0	0.0	0.0
0	Uniform			0.0	2.8	0.0	0.0	0.0

Load Combination: D+L

Load Case:L

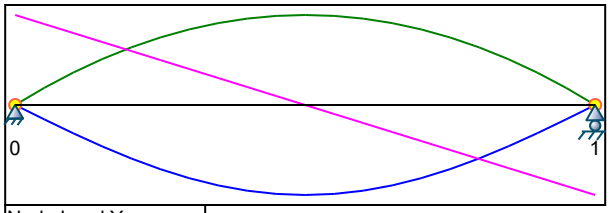
Duration Factor: 1



Quantity 1

B1 2.1E RigidLam LVL DF 1.500" X 7.000" - PASSED

Level: Level



Node Load Y Component
25.8433159722222
25.8433159722222

Nodal Displacement
-0.00652826
0.00000000
0.00652826

Node	Bearing	Reaction
0	0	563.9
1	1	563.9

Zero Moment Locations
0.000
114.500

Edge	Condition	Unbraced Length (in.)	Unbraced Length	MrCompressive	SI Stability
Top	Braced at End Bearings	114.5	9'6 1/2"	1862	0.69
Bottom	Continuous Bracing	0	0	0	0.00

Member	Moment	SI	Location	Segment Length	Lu	Le	CL	Seg. Start	Seg. End
0	1283.4	0.379	60.00	114.50	114.50	210.68	0.550	0.00	114.50

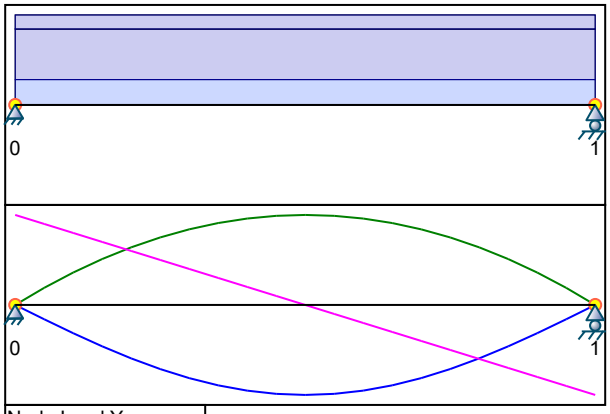
Member	Shear	SI	Location
0	466.796	0.230	10.50
0	-466.796	0.230	109.50

Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			100.0	10.0	0.0	0.0	0.0
0	Uniform			0.0	2.8	0.0	0.0	0.0

Load Combination: D+C

Load Case:L

Duration Factor: 1.25



Node Load Y Component
4.07248263888889
4.07248263888889

Nodal Displacement
-0.00102875
0.00000000
0.00102875

Node	Bearing	Reaction
0	0	88.9
1	1	88.9

Quantity 1

B1 2.1E RigidLam LVL DF 1.500" X 7.000" - PASSED

Level: Level

Zero Moment Locations
0.000
114.500

Edge	Condition	Unbraced Length (in.)	Unbraced Length	MrCompressive	SI Stability
Top	Braced at End Bearings	114.5	9'6 1/2"	1898	0.11
Bottom	Continuous Bracing	0	0	0	0.00

Member	Moment	SI	Location	Segment Length	Lu	Le	CL	Seg. Start	Seg. End
0	202.2	0.048	60.00	114.50	114.50	210.68	0.449	0.00	114.50

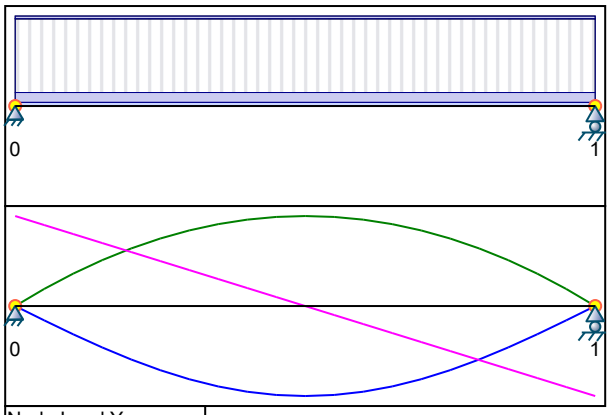
Member	Shear	SI	Location
0	74.921	0.030	10.50
0	-74.921	0.030	109.50

Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			0.0	10.0	0.0	0.0	5.0
0	Uniform			0.0	2.8	0.0	0.0	0.0

Load Combination: D+0.75(L+C)

Load Case:U n i f o r m

Duration Factor: 1.25



Node Load Y Component
20.9735243055556
20.9735243055556

Nodal Displacement
-0.00529810
0.00000000
0.00529810

Node	Bearing	Reaction
0	0	457.6
1	1	457.6

Zero Moment Locations
0.000
114.500

Edge	Condition	Unbraced Length (in.)	Unbraced Length	MrCompressive	SI Stability
Top	Braced at End Bearings	114.5	9'6 1/2"	1898	0.55
Bottom	Continuous Bracing	0	0	0	0.00

Member	Moment	SI	Location	Segment Length	Lu	Le	CL	Seg. Start	Seg. End
0	1041.5	0.246	60.00	114.50	114.50	210.68	0.449	0.00	114.50

Member	Shear	SI	Location
0	379.140	0.149	10.50
0	-379.140	0.149	109.50

Member	Type	Start Loc.	End Loc.	Live	Dead	Snow	Wind	Constr
0	Uniform			75.0	10.0	0.0	0.0	3.8
0	Uniform			0.0	2.8	0.0	0.0	0.0

Strong-Drive®
SDS HEAVY-DUTY CONNECTOR Screw

Heavy-Duty Simpson Strong-Tie® Connectors

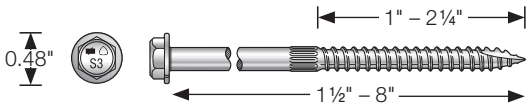
The Simpson Strong-Tie® Strong-Drive® SDS screw is a ¼" diameter high-strength structural wood screw ideal for various connector installations as well as wood-to-wood and EWP fastening applications.

Install Tips: A low-speed ½" drill with a ⅜" hex driver (BITHEXR38-134) is the recommended tool for installation.

Codes/Standards: ICC-ES ESR-2236; City of L.A. RR25711, State of Florida FL9589

U.S. Patents 5,897,280; 7,101,133

For More Product Information, see p. 75



SDS – Allowable Shear Loads-Steel Side-Plate Applications

Size (in.)	Thread Length (in.)	Coating/ Material	Model No.	DF/SP Allowable Shear Loads (lb.)			SPF/HF Allowable Loads (lb.)		
				Steel Side Plate Thickness, mil (ga.)			Steel Side Plate Shear, mil (ga.)		
				54 (16)	68 and 97 (14 and 12)	123 (10) or greater	54 (16)	68 and 97 (14 and 12)	123 (10) or greater
¼ x 1½	1	Double-barrier coating	SDS25112	250	250	250	180	180	180
¼ x 2	1¼		SDS25200	250	290	290	180	210	210
¼ x 2½	1½		SDS25212	250	390	420	180	280	300
¼ x 3	2		SDS25300	250	420	420	180	300	300
¼ x 3½	2¼		SDS25312	250	420	420	180	300	300
¼ x 4½	2¾		SDS25412	250	420	420	180	300	300
¼ x 5	2¾		SDS25500	250	420	420	180	300	300
¼ x 6	3¼		SDS25600	250	420	420	180	300	300
¼ x 8	3¼		SDS25800	250	420	420	180	300	300
¼ x 1½	1	Type 316 stainless steel	SDS25112SS	250	250	250	180	180	180
¼ x 2½	1½		SDS25212SS	250	390	420	180	280	300
¼ x 3	2		SDS25300SS	250	420	420	180	300	300
¼ x 3½	2¼		SDS25312SS	250	420	420	180	300	300

1. Screws may be provided with the 4CUT™ or Type-17 point.
2. Allowable loads are shown at the wood load duration factor of C_D = 1.00. Loads may be increased for load duration up to a C_D = 1.60.
3. Allowable withdrawal load for DF/SP/SCL is 172 lb./in. and for SPF/HF withdrawal is 121 lb./in. Total withdrawal load is based on actual thread penetration into the main member.
4. LSL wood-to-wood applications that require 4½", 5", 6" and 8" SDS screws are limited to interior-dry use only.
5. Minimum spacing requirements are listed in ICC-ES ESR-2236.

Strong-Drive®
SDS HEAVY-DUTY CONNECTOR Screw (cont.)

SDS – Allowable Shear Loads – Douglas Fir-Larch and Southern Pine Lumber[5,6,7]

Size (in.)	Model No.	DF/SP Allowable Shear Loads[2] (lb.)												
		Wood Side Plate Thickness (in.)												
		½	⅝	¾	1	1⅛	1¼	1½	1¾	2½	3	3½	4	4½
¼ x 2	SDS25200	145	—	—	—	—	—	—	—	—	—	—	—	—
¼ x 2½	SDS25212	165	165	170	165	—	—	190[1]	—	—	—	—	—	—
¼ x 3	SDS25300	165	165	170	185	195	205	280[1]	—	—	—	—	—	—
¼ x 3½	SDS25312	165	165	170	185	195	205	340[1]	340[1]	—	—	—	—	—
¼ x 4½	SDS25412	165	165	170	185	195	205	350[1]	340[1]	230	200	—	—	—
¼ x 5	SDS25500	165	165	170	185	195	205	350[1]	340[1]	230	230	200	—	—
¼ x 6	SDS25600	165	165	170	185	195	205	350[1]	340[1]	340[1]	340[1]	340[1]	230	200
¼ x 8	SDS25800	165	165	170	185	195	205	350[1]	340[1]	340[1]	340[1]	340[1]	230	230

SDS – Allowable Shear Loads - Spruce-Pine-Fir and Hem-Fir[5,6,7]

Size (in.)	Model No.	SPF/HF Allowable Shear Loads[2] (lb.)												
		Wood Side Plate Thickness (in.)												
		½	⅝	¾	1	1⅛	1¼	1½	1¾	2½	3	3½	4	4½
¼ x 2	SDS25200	105	—	—	—	—	—	—	—	—	—	—	—	—
¼ x 2½	SDS25212	130	135	130	120	—	—	135[1]	—	—	—	—	—	—
¼ x 3	SDS25300	130	140	140	150	150	145	200[1]	—	—	—	—	—	—
¼ x 3½	SDS25312	130	140	140	150	155	165	245[1]	245[1]	—	—	—	—	—
¼ x 4½	SDS25412	130	140	140	150	155	165	250[1]	245[1]	190	160	—	—	—
¼ x 5	SDS25500	130	140	140	150	155	165	250[1]	245[1]	190	190	160	—	—
¼ x 6	SDS25600	130	140	140	150	155	165	250[1]	245[1]	245[1]	245[1]	245[1]	190	160
¼ x 8	SDS25800	130	140	140	150	155	165	250[1]	245[1]	245[1]	245[1]	245[1]	195	195

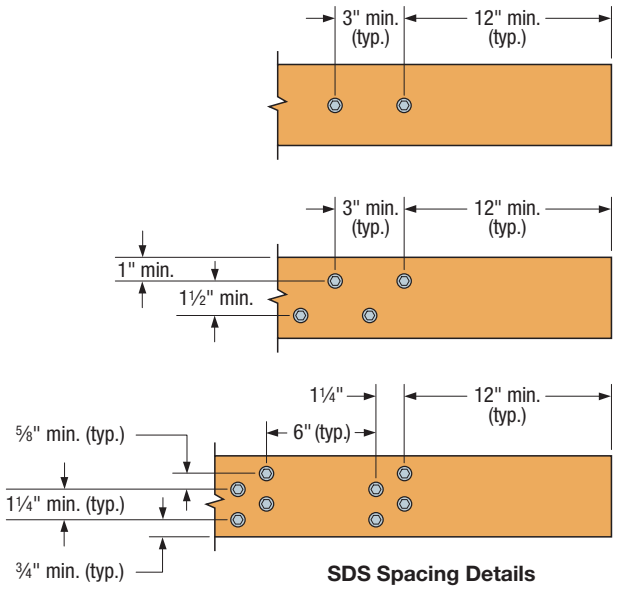
1. Noted loads are based on testing per ICC-ES AC233 and assume a minimum main member thickness of the screw length minus the side member thickness. All other allowable loads are based on the NDS-2012 and a minimum penetration of 6D = 1.45" into the main member.
2. Values are valid for a connection involving only two members. Where the side and main members have different specific gravities, the lower values shall be used.
3. Allowable loads are also applicable to structural composite lumber (e.g., LVL, PSL, and LSL) having an equivalent specific gravity of 0.50 or greater.
4. Allowable loads are shown at the wood load duration factor of C_D = 1.00. Loads may be increased for load duration by the building code up to a C_D = 1.60. The Designer shall apply all adjustment factors required per NDS.
5. Loads are based on installation into the side grain of the wood members with the screw axis perpendicular to the wood fibers.
6. Loads apply to corresponding stainless-steel models.
7. For in-service moisture greater than 19% use C_M = 0.7.

Strong-Drive®
SDS HEAVY-DUTY CONNECTOR Screw (cont.)

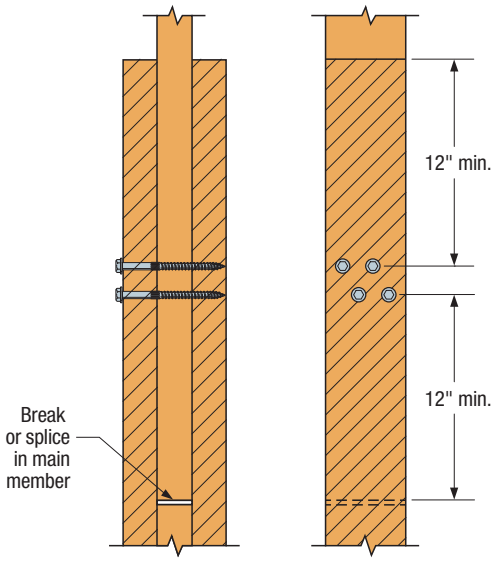
SDS – Allowable Double-Shear Loads – Douglas Fir-Larch, Southern Pine, Spruce-Pine-Fir

Size (in.)	Model No.	Side Members	Allowable Shear Loads (lb.)		
			DF	SP	SPF
¼ x 3	SDS25300	23/32" wood structural panel rated sheathing	355	325	305
¼ x 4½	SDS25412	2x solid sawn	395	475	335

1. Allowable loads are based on Simpson Strong-Tie® laboratory testing with a safety factor of 5.0 applied to the average ultimate test load.
2. Allowable loads are based on 1½" thick main members and assume no gap between side and main members.
3. Allowable loads are shown at the wood load duration factor of C_D = 1.00. Loads may be increased for load duration by the building code up to a C_D = 1.60. The Designer shall apply all adjustment factors required per NDS.
4. For applications with 2x side members, use allowable loads based on the lower of side member or main member species.
5. The Designer is responsible for the design of wood members.



SDS Spacing Details

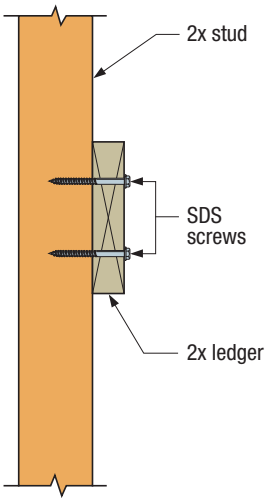


Typical SDS Double Shear Installation

SDS – Allowable Shear Loads – Installations into the Narrow Face of 2X SPF, HF, DF, SP Lumber

Size (in.)	Model No.	Wood Side Member Actual Thickness (in.)	Minimum Main Member Penetration[5] (in.)	DF/SP Allowable Shear Loads (lb.)	SPF/HF Allowable Shear Loads (lb.)
¼ x 3½	SDS25312	1½	2	250	190
¼ x 4½	SDS25412			250	190

1. Allowable loads are based on testing per ICC AC233 and are limited to parallel-to-grain loaded solid-sawn main members (2" nominal). Wood side members may be loaded parallel or perpendicular to grain (see footnote 4).
2. DF/SP allowable loads are based on wood members having a minimum specific gravity of 0.50, and SPF/HF allowable loads are based on wood members having a minimum specific gravity of 0.42. Where the side and main members have different specific gravities, the lower values shall be used.
3. Allowable loads are shown at the wood load duration factor of C_D = 1.00. Loads may be increased for load duration by the building code up to a C_D = 1.60.
4. Minimum spacing of fasteners is 3" o.c., minimum end distance is 3" for all parallel-to-grain loaded members, or 4" for all perpendicular-to-grain loaded members, and minimum edge distance is ¾" for all parallel-to-grain loaded members, or 1½" for perpendicular-to-grain loaded side members.
5. Screws may be installed with an intermediate layer of wood structural panel between the side and main member provided the wood structural panel is fastened to the main member per code and the minimum penetration of the screw into the main member (excluding the wood structural panel) is met.



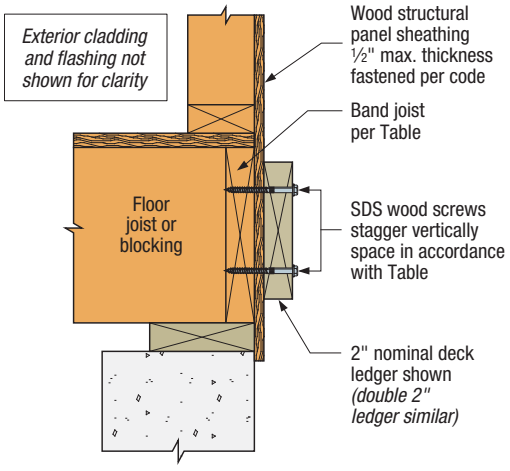
Ledger-to-Stud Assembly

Strong-Drive®
SDS HEAVY-DUTY CONNECTOR Screw (cont.)

Code-Compliant Spacing for a Sawn Lumber Deck Ledger to Rim Board

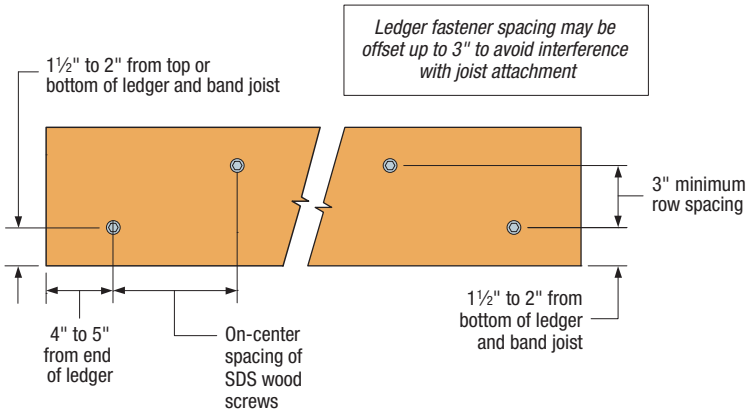
Loading Condition	Ledger Nominal Size (in.)	SDS Screw Length (in.)	Rim Board Material and Size	Maximum Deck Joist Span						
				Up to 6 ft.	Up to 8 ft.	Up to 10 ft.	Up to 12 ft.	Up to 14 ft.	Up to 16 ft.	Up to 18 ft.
				Maximum On-Center Spacing of Fasteners (in.)						
40 psf Live 10 psf Dead	2x	3½	2" nominal sawn lumber	13	10	8	6	5	5	4
	(2) 2x[3]	5								
	2x	3½	1" min. oriented strand board (OSB) rim board	12	9	7	6	5	4	4
	2x	3½	1⅛" min. oriented strand board (OSB) rim board or 1¼" min. structural composite lumber	15	11	9	7	6	5	5
60 psf Live 10 psf Dead	2x	3½	2" nominal sawn lumber	9	7	5	4	4	3	3
	(2) 2x[3]	5								
	2x	3½	1" min. oriented strand board (OSB) rim board	8	6	5	4	3	3	2
	2x	3½	1⅛" min. oriented strand board (OSB) rim board or 1¼" min. structural composite lumber	10	8	6	5	4	4	3

1. Solid-sawn band joists shall be Spruce-Pine-Fir, Hem-Fir, Douglas Fir-Larch, or Southern Pine species. Ledger shall be Hem-Fir, Douglas Fir-Larch, or Southern Pine species.
2. Fastener spacings are based on single fastener testing of the Strong-Drive® SDS screw with a safety factor of 5.0 and include NDS wet service adjustment factor.
3. Multiple ledger plies shall be fastened together per code independent of the SDS screws.
4. SDS screw spacing values (above) are equivalent to 2009 IRC Table R502.2.2.1 and 2012/2015 IRC Table R507.2, based on testing of the Strong-Drive® SDS screw with a factor of safety of 5.0. The table above also provides SDS screw spacing for a wider range of materials commonly used for rim board, and an alternate loading condition as required by some jurisdictions.
5. Screw models SDS25312, SDS25312SS and SDS25500.



Ledger-to-Rim Board Assembly

(Wood-framed lower floor acceptable, concrete wall shown for illustration purposes)



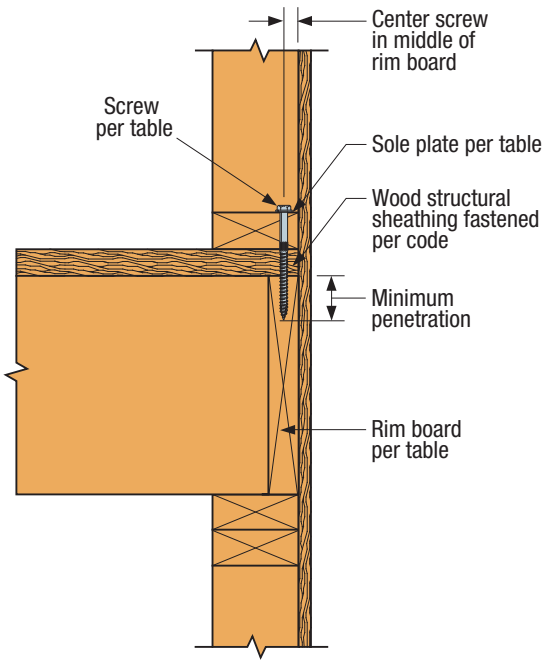
SDS Screw Spacing Detail for Ledgers

Strong-Drive®
SDS HEAVY-DUTY CONNECTOR Screw (cont.)

SDS – Allowable Shear Values for Sole-to-Rim Connections

Size (in.)	Model No.	Sole Plate Nominal Size (in.)	Minimum Penetration into Rim Board (in.)	Allowable Loads (lb.)							
				2x DF/SP Rim Board		2x SPF/HF Rim Board		1¼" Min. LVL Rim Board		1¼" Min. LSL Rim Board	
				DF/SP Sole Plate	SPF/HF Sole Plate	DF/SP Sole Plate	SPF/HF Sole Plate	DF/SP Sole Plate	SPF/HF Sole Plate	DF/SP Sole Plate	SPF/HF Sole Plate
¼ x 4.5	SDS25412	2x	2	250	190	190	190	190	190	220	190
¼ x 5	SDS25500	2x	2	250	190	190	190	190	190	220	190
¼ x 6	SDS25600	2x or 3x	2	250	190	190	190	190	190	220	190

1. Allowable loads are based on testing per ICC-ES AC233 and are limited to parallel-to-grain loading.
2. Allowable loads are shown at the wood load duration factor of C_D = 1.00. Loads may be increased for load duration by the building code up to a C_D = 1.60.
3. Minimum spacing of the SDS for sawn lumber applications is 3" o.c., minimum end distance is 3", and minimum edge distance is ⅝".
4. Minimum spacing of the SDS for LVL and LSL applications is 6" o.c., minimum end distance is 6", and minimum edge distance is ⅝".
5. Wood structural panel up to 1⅛" thick is permitted between the sole plate and rim board provided it is fastened to the rim board per code and the minimum penetration of the screw into the rim board is met.
6. A double 2x sole plate is permitted provided it is independently fastened per the code and the minimum screw penetration per the table is met.



Sole-to-Rim Board Assembly

BC/BCS

Post Caps

The BCS allows for the connection of (2) 2x's to a 4x post or (3) 2x's to a 6x post. Double-shear nailing between beam and post gives added strength. The BC series offers dual purpose post cap/base for light cap or base connections.

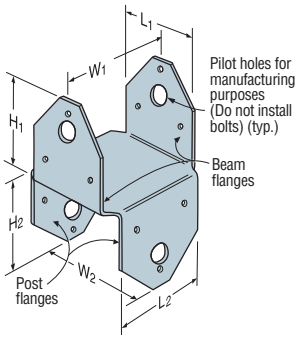
Material: 18 gauge

Finish: Galvanized. Some products available in ZMAX® coating; see Corrosion Information, pp. 15–18.

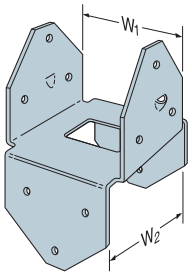
Installation:

- Use all specified fasteners; see General Notes
- Do not install bolts into pilot holes
- BCS — Install dome nails on beam; drive nails at an angle through the beam into the post below to achieve the table loads
- BC — Install with 16d commons or 16d x 2½" joist hanger nails
- Post bases do not provide adequate resistance to prevent members from rotating about the base and therefore are not recommended for non top-supported installations (such as fences or unbraced carports)
- To tie multiple 2x members together, the Designer must determine the fasteners required to join members to act as one unit without splitting the wood

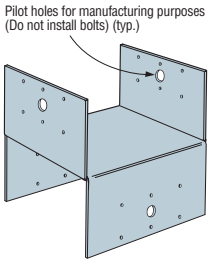
Codes: See p. 14 for Code Reference Key Chart



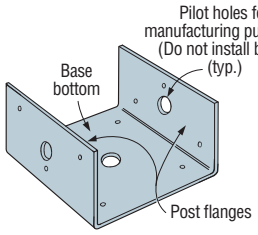
BC4 Cap/Base
(BC6 similar)



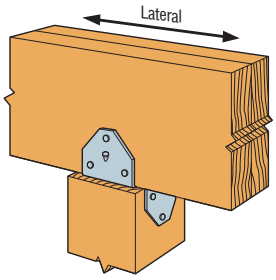
BCS2-2¾
U.S. Patent 5,603,580



BC8 Cap/Base



BC60 Half Base
(Other similar)



Typical BCS Installation

These products are available with additional corrosion protection. For more information, see p. 18.

These products are approved for installation with the Strong-Drive® SD Connector screw. See pp. 39–40 for more information.

Model No.	Dimensions (in.)						Fasteners			Allowable Loads (DF/SP) (160)[1]		Code Ref.
	W_1	W_2	L_1	L_2	H_1	H_2	Beam Flange	Post Flange	Base Bottom	Uplift	Lateral	
Caps												
SS BC4	3⁹⁄₁₆	3⁹⁄₁₆	2⅞	2⅞	3	3	(6) 16d	(6) 16d	—	980	1,000	I12, I27, L4, L5, FL
BC46	3⁹⁄₁₆	5½	4⅞	2⅞	3½	2½	(12) 16d	(6) 16d	—	980	1,000	I12, L4, FL
BC4R	4	4	4	4	3	3	(12) 16d	(12) 16d	—	980	1,000	
SS BC6	5½	5½	4⅜	4⅜	3⅜	3⅜	(12) 16d	(12) 16d	—	1,050	2,000	
BC6R	6	6	6	6	3	3	(12) 16d	(12) 16d	—	1,050	2,000	
BC8	7½	7½	7½	7½	4	4	(12) 16d	(12) 16d	—	1,800	2,000	
SS BCS2-2/4	3⅛	3⁹⁄₁₆	2⅞	2⅞	2¹⁵⁄₁₆	2¹⁵⁄₁₆	(8) 10d	(6) 10d	—	780	1,025	I12, I27, L4, L5, FL
SS BCS2-3/6	4⅝	5⁹⁄₁₆	4⅜	2⅞	3⁵⁄₁₆	2¹⁵⁄₁₆	(12) 16d	(6) 16d	—	800	1,495	I12, L4, FL
Bases												
SS BC40	3⁹⁄₁₆	—	3¼	—	2¼	—	—	(6) 16d	(4) 16d	510	735	I27, L5
BC40R	4	—	4	—	3	—	—	(6) 16d	(4) 16d	510	735	170
BC460	5½	—	3⅜	—	3	—	—	(6) 16d	(4) 16d	450	735	
BC60	5½	—	5½	—	3	—	—	(6) 16d	(4) 16d	450	735	I27, L5
BC60R	6	—	6	—	3	—	—	(6) 16d	(4) 16d	450	735	170
BC80	7½	—	7½	—	4	—	—	(6) 16d	(4) 16d	450	735	
BC80R	8	—	8	—	4	—	—	(6) 16d	(4) 16d	450	735	

1. Allowable loads have been increased for wind or earthquake with no further increase allowed; reduce where other loads govern.
2. Structural composite lumber columns have sides that show either the wide face or the edges of the lumber strands/veneers. Values in the tables reflect installation into the wide face. See technical bulletin T-C-SCLCLM at **strongtie.com** for values on the narrow face (edge).
3. Base allowable loads assumes nails have full penetration into supporting member. Loads do not apply to end grain post installations.
4. **Nails:** 16d = 0.162" dia. x 3½" long, 10d = 0.148" dia. x 3" long. See pp. 26–27 for other nail sizes and information.

RPBZ

Retrofit Post Base

The RPBZ Retrofit Post Base is designed to reinforce existing posts and columns. The single, versatile model will fit on any size post consisting of a double 2x4 or larger. RPBZ can also be used to reinforce new post-base connections, such as braced carports, patio covers, decks and other structures. The RPBZ can be installed with the CPS composite plastic standoff to meet a 1" post standoff code requirement. (For more information about the CPS, see p. 379.) A single RPBZ can be installed on a post that is flush to a corner, and two RPBZs can be installed at away-from-edge conditions to fortify the post-base connection to resist both wind and seismic forces.

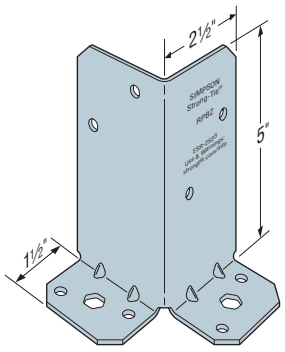
Simpson Strong-Tie® Strong-Drive® SDS Heavy-Duty Connector screws install easily and provide excellent holding strength for post-to-flange connections. Additionally, the RPBZ can be purposed as a temporary base fixture for posts when shoring beams. RPBZ comes standard in ZMAX® finish to meet exposure conditions in many environments. See additional Corrosion information at **strongtie.com/corrosion**.

Material: 12 gauge **Finish:** ZMAX coating

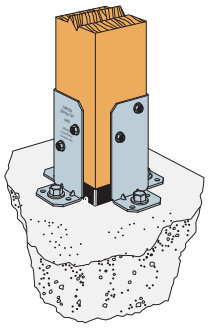
Installation:

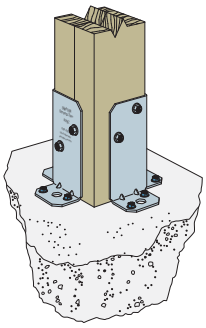
- Use all specified fasteners; see General Notes.
- Simpson Strong-Tie ¼" x 1½" Strong-Drive SDS Heavy-Duty Connector and base connection fasteners are not provided with RPBZ. Simpson Strong-Tie CPS series Composite Post Stand-Off sold separately.
- Post bases do not provide adequate resistance to prevent members from rotating about the base and therefore are not recommended for non top-supported installations, such as fences or unbraced car ports.

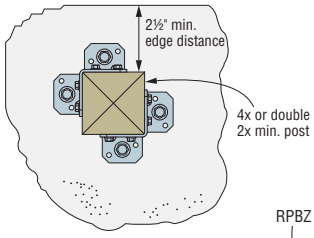
Codes: See p. 14 for Code Reference Key Chart



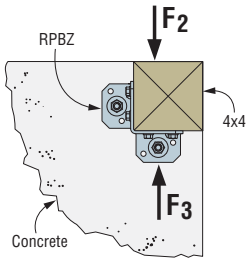
RPBZ


RPBZ Installation With CPS Away From Edge on Concrete

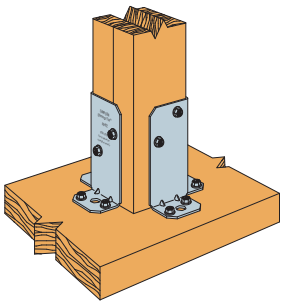

RPBZ Installation in Interior-Dry Environment with Titen® Masonry Screws



RPBZ Installation Away From Edge on Concrete



RPBZ Corner Installation Post Flush To Edge


RPBZ Installation on Wood

These products are available with additional corrosion protection. For more information, see p. 18.

RPBZ Connector-Only Values

Model No.	Part Qty.	Post Size	Fasteners: Base Connection[4,5] Type	Fasteners: Base Connection Qty.	Fasteners: Post Type	Fasteners: Post Qty.	Allowable Connector Loads (DF/SP): Uplift (160)	Allowable Connector Loads (DF/SP): F_2 (160)	Allowable Connector Loads (DF/SP): F_3 (160)	Code Ref.
RPBZ	**Connection To Concrete**									
	1	4x, 6x	⅜" Anchor bolt or ¼" Titen® screw	2 anchors or 4 screws	¼" x 1½" SDS	4	1,500	860	485	I3
	2			4 anchors or 8 screws		8	2,235	1,115	1,115	
	Connection To Wood Framing[2,3]									
	1	4x, 6x	¼" x 3" SDS	4	¼" x 1½" SDS	4	1,335	860	485	
	2			8		8	2,235	1,115	1,115	
	1		¼" x 1½" SDS	4		4	845	860	485	
	2			8		8	1,825	1,115	1,115	

RPBZ Anchorage-to-Concrete Values

Model No.	Part Qty.	Post Size	Fasteners: Base Connection Type	Fasteners: Base Connection Qty.	Allowable Anchorage Loads: Uplift Uncracked	Allowable Anchorage Loads: Uplift Cracked	Allowable Anchorage Loads: F_2	Allowable Anchorage Loads: F_3
RPBZ	**Corner – Post Flush to Edge**							
	1	4x, 6x	¼" x 1¾" Titen screw	4	750	—	820	820
			⅜"-diameter anchor	2	1,520	1,085	510	510
	Away From Edge							
	1	4x, 6x	¼" x 1¾" Titen screw	4	850	—	935	935
			⅜"-diameter anchor	2	2,190	1,565	1,265	1,265
	2		¼" x 1¾" Titen screw	8	1,500	—	1,645	1,645
			⅜"-diameter anchor	4	3,635	2,595	1,730	1,730

1. Allowable load for design shall not exceed minimum of Connector Only Value and Anchorage to Concrete Value.
2. Allowable connector loads are based on DF/SP lumber. For SPF/HF, multiply table loads by 0.72.
3. Double 2x4s may be used in lieu of 4x4 post.
4. For installation on 6x or larger members, if four RPBZs are used, allowable loads may be taken to be 1.5 x the tabulated two-part value.
5. For installations into concrete, minimum compressive strength, f'_c = 2,500 psi. Designer is responsible for concrete member uplift design.
6. Away-From-Edge loads require face of wood post to be a minimum of 2½" away from near edge of concrete on all four sides of the post.
7. Allowable anchorage to concrete uplift and shear loads for the ⅜" diameter anchors are calculated per ACI 318-14. Shear loads assume cracked concrete while uplift loads consider both cracked and uncracked concrete values and all are qualified for Wind and Seismic Design Categories A&B.
8. Embedment depth for these post-install anchors must be a minimum 2¾" and are for use with SET-XP® or AT-XP® structural anchoring adhesives or Titen HD® screw anchors.
9. Allowable uplift and shear loads for the Titen® masonry screws do not carry a particular "cracked" or "uncracked" designation.
10. Titen® masonry screws and Titen HD screw anchors should only be used in interior-dry and non-corrosive environments.
11. Threads on Strong-Drive® SDS Heavy-Duty Connector screws into wood framing must be fully engaged into a structural wood member.

GENERAL NOTES, SPECIFICATIONS, SAFETY, AND PRECAUTIONS

RigidLam® LVL Product Line

You've probably been building with traditional solid sawn lumber beams, headers, columns and studs for as long as you've been building. Now through advances in technology and design, there is a better choice – RigidLam LVL (Laminated Veneer Lumber) beams, headers, columns and studs. They are simply a better alternative than traditional solid sawn lumber pieces.

Work with a stronger, stiffer, more consistent and more predictable building material. Compared with similar sized sections, our RigidLam LVL products can support heavier loads and allow greater spans than conventional lumber.

MOISTURE REPELLENT SEALER

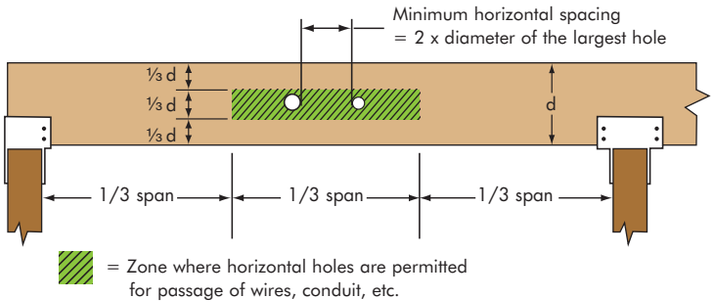
RigidLam LVL is coated with a wax-based moisture repellent sealer that is formulated specifically for LVL to provide temporary protection against moisture issues during normal storage and construction schedules. It is applied to all six sides of the LVL during the manufacturing process. After the sealer dries, it is inert and clear in appearance.

STORAGE, HANDLING & INSTALLATION

- Do Not drop RigidLam LVL off the delivery truck. Best practice is use of a forklift or boom.
- RigidLam LVL should be stored lying flat and protected from the weather.
- Keep the material a minimum of 6" above ground to minimize the absorption of ground moisture and allow circulation of air.
- Bundles should be supported every 10' or less.
- RigidLam LVL is for use in covered, dry conditions only. Protect from the weather on the job site both before and after installation.
- 1-1/2" x 14" and deeper and 1-3/4" x 16" and deeper must be a minimum of two plies unless designed by a design professional for a specific application.
- RigidLam LVL headers and beams shall not be cut, notched or drilled except as shown below. Heel cuts may be possible. Contact your Roseburg Forest Products representative.
- It is permissible to rip RigidLam LVL to a non-standard depth provided it is structurally adequate for the applied loads. Use appropriate software (e.g. Simpson Strong-Tie® Component Solutions™) or engineering analysis to analyze non-standard depths.
- Protect RigidLam LVL from direct contact with concrete or masonry.
- Ends of RigidLam LVL bearing in concrete or masonry pockets must have a minimum of 1/2" airspace on top, sides and end.
- RigidLam LVL is manufactured without camber and therefore may be installed with either edge up or down.
- Do Not install damaged RigidLam LVL.
- Do Not walk on beams until they are fully braced, or serious injuries may result.

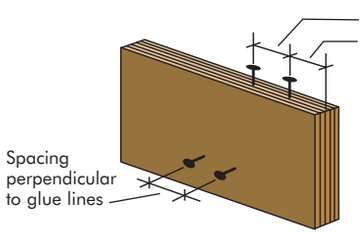
See additional notes on page 6

PERMISSIBLE HORIZONTAL ROUND HOLE LOCATION FOR RIGIDLAM® LVL BEAMS



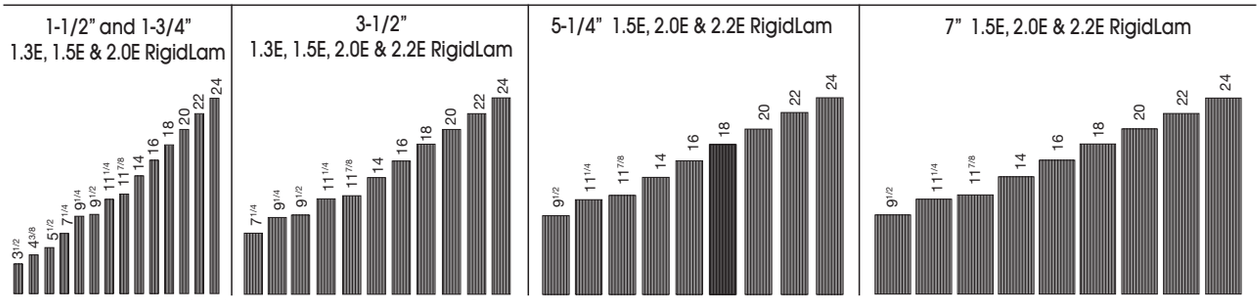
- For beam depths (d) of 4-3/8, 5-1/2, and 7-1/4 inches, the maximum hole diameter is 1, 1-1/8, and 1-1/2 inches, respectively.
- For deeper beams, the maximum hole diameter is 2 inches.
- Diagram applies for simple and multi-span applications with uniform loading.
- No more than 3 holes per span are permitted.
- Holes should not be cut in cantilevers.
- Note: Larger holes, more holes and/or holes that are located outside of the shaded area shown may be permissible as verified by appropriate software (e.g. Simpson Strong-Tie® Component Solutions™) or engineering analysis.

MINIMUM NAIL SPACING FOR RIGIDLAM LVL BEAMS



Nail Size	Minimum Parallel Spacing	Minimum Parallel End Distance	Minimum Perpendicular Spacing
8d Box	2"	1-1/2"	2"
8d Common	3"	2"	2"
10d & 12d Box	3"	2"	2"
10d & 12d Common	4"	3"	3"
16d Sinker	4"	3"	3"
16d Common	6"	4"	3"

Available RigidLam® LVL Sizes*



* Not all grades and/or sizes available in all markets. Contact your Roseburg EWP representative for availability.

See pages 35-39 for additional column, stud and stair stringer information.

RigidLam® LVL Allowable Design Stresses[1]

		1.3E LVL	1.5E LVL	2.0E LVL	2.2E LVL
Modulus of Elasticity (MOE)[2] – Edgewise or Flatwise	E (psi) =	1,300,000	1,500,000	2,000,000	2,200,000
Bending – Edgewise[3,4]	F_b edge (psi) =	2,250	2,250	3,100	3,100
Bending – Flatwise[5]	F_b flat (psi) =	2,250	2,250	3,100	3,100
Horizontal Shear - Edgewise	F_v edge (psi) =	200	220	290	290
Horizontal Shear - Flatwise	F_v flat (psi) =	130	130	130	130
Compression Perp. To Grain[2] - Edgewise	$F_{c\ perp}$ edge (psi) =	560	575	750	750
Compression Perp. To Grain[2] - Flatwise	$F_{c\ perp}$ flat (psi) =	650	650	650	650
Compression Parallel to Grain	$F_{c\ para}$ (psi) =	1,950	1,950	3,000	3,000
Tension Parallel to Grain[6]	F_t (psi) =	1,500	1,500	2,100	2,100
MOE for stability calculations[2]	E_{min} (psi) =	687,023	792,718	1,056,958	1,162,654

1. These allowable design stresses apply to dry service conditions.
2. MOE values shown are "Apparent MOE". No increase is allowed for duration of load.
3. For depths other than 12" multiply F_b edge by $(12/d)^{1/8}$ where d = depth of member (in).
4. A factor of 1.04 may be applied for repetitive members as defined in the National Design Specification for Wood Construction.
5. Tabulated F_b flat values are based on a thickness of 1¾". For other thicknesses, when loaded flatwise, multiply F_b flat by $(1.75/t)^{1/5}$, where t is the LVL thickness in inches. For thicknesses less than 1¾", use the tabulated value.
6. Tensile stress is based on a 4-foot gage length. For greater lengths, multiply F_t by $(4/L)^{1/9}$ where L=length in feet. For lengths less than 4 feet, use the tabulated value.

RigidLam® LVL Design Values (1-Ply 1¾" Edgewise)

	1.3E RIGIDLAM LVL				1.5E RIGIDLAM LVL				2.0E RIGIDLAM LVL				2.2E RIGIDLAM LVL			
Depth (in)	Max. Vert. Shear (lbs)	Max. Moment (ft-lbs)	EI x10⁶ (lbs-in²)	Approx. Weight (lbs/ft)	Max. Vert. Shear (lbs)	Max. Moment (ft-lbs)	EI x10⁶ (lbs-in²)	Approx. Weight (lbs/ft)	Max. Vert. Shear (lbs)	Max. Moment (ft-lbs)	EI x10⁶ (lbs-in²)	Approx. Weight (lbs/ft)	Max. Vert. Shear (lbs)	Max. Moment (ft-lbs)	EI x10⁶ (lbs-in²)	Approx. Weight (lbs/ft)
3½	817	781	8	1.53	898	781	9	1.53	1,184	1,077	13	1.62	1,184	1,077	14	1.62
4⅜	1,021	1,187	16	1.91	1,123	1,187	18	1.91	1,480	1,636	24	2.02	1,480	1,636	27	2.02
5¼	1,225	1,671	27	2.30	1,348	1,671	32	2.30	1,776	2,303	42	2.42	1,776	2,303	46	2.42
5½	1,283	1,824	32	2.41	1,412	1,824	36	2.41	1,861	2,513	49	2.54	1,861	2,513	53	2.54
7	1,633	2,866	65	3.06	1,797	2,866	75	3.06	2,368	3,949	100	3.23	2,368	3,949	110	3.23
7¼	1,692	3,061	72	3.17	1,861	3,061	83	3.17	2,453	4,218	111	3.35	2,453	4,218	122	3.35
9¼	2,158	4,834	150	4.05	2,374	4,834	173	4.05	3,130	6,660	231	4.27	3,130	6,660	254	4.27
9½	2,217	5,082	163	4.16	2,438	5,082	188	4.16	3,214	7,002	250	4.39	3,214	7,002	275	4.39
11¼	2,625	6,977	270	4.92	2,888	6,977	311	4.92	3,806	9,613	415	5.20	3,806	9,613	457	5.20
11⅞	2,771	7,722	317	5.20	3,048	7,722	366	5.20	4,018	10,639	488	5.48	4,018	10,639	537	5.48
14	3,267	10,514	520	6.13	3,593	10,514	600	6.13	4,737	14,486	800	6.47	4,737	14,486	880	6.47
16	3,733	13,506	777	7.00	4,107	13,506	896	7.00	5,413	18,608	1,195	7.39	5,413	18,608	1,314	7.39
18	4,200	16,843	1,106	7.88	4,620	16,843	1,276	7.88	6,090	23,206	1,701	8.31	6,090	23,206	1,871	8.31
20	4,667	20,522	1,517	8.75	5,133	20,522	1,750	8.75	6,767	28,275	2,333	9.24	6,767	28,275	2,567	9.24
22	5,133	24,537	2,019	9.63	5,647	24,537	2,329	9.63	7,443	33,807	3,106	10.16	7,443	33,807	3,416	10.16
24	5,600	28,886	2,621	10.50	6,160	28,886	3,024	10.50	8,120	39,798	4,032	11.08	8,120	39,798	4,435	11.08

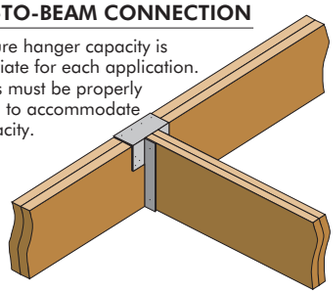
1. Allowable shear and moment values are for 100% Duration of Load and may be adjusted for other durations of load. EI shall not be adjusted for duration of load.
2. For 2-Ply, 3-Ply and 4-Ply LVL members, the values in the tables may be multiplied by 2, 3 and 4 respectively.
3. For 1-1/2" thick LVL members, allowable design values may be obtained by multiplying the table values by 0.857.
4. 1-1/2" thick members 14" and deeper must be a minimum of two plies unless designed by a design professional for a specific application.
5. 1-3/4" thick members 16" and deeper must be a minimum of two plies unless designed by a design professional for a specific application.
6. Single ply 1-1/2" thick members are assumed to be laterally braced at 16" o.c. or less.
7. Single ply 1-3/4" thick members are assumed to be laterally braced at 24" o.c. or less.

RigidLam LVL Bearing Details

Please refer to page 44 for LVL bearing length requirements.

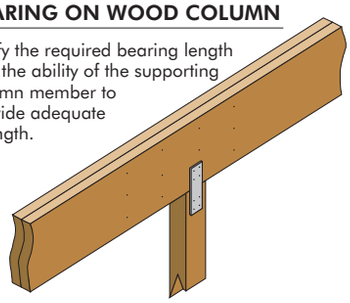
BEAM-TO-BEAM CONNECTION

Make sure hanger capacity is appropriate for each application. Hangers must be properly installed to accommodate full capacity.



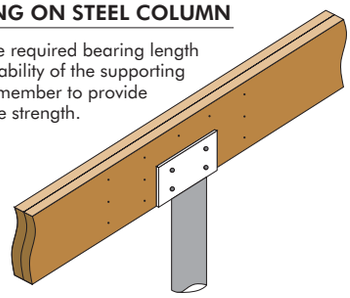
BEARING ON WOOD COLUMN

Verify the required bearing length and the ability of the supporting column member to provide adequate strength.

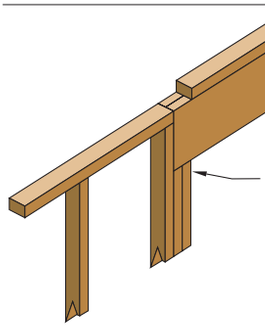


BEARING ON STEEL COLUMN

Verify the required bearing length and the ability of the supporting column member to provide adequate strength.



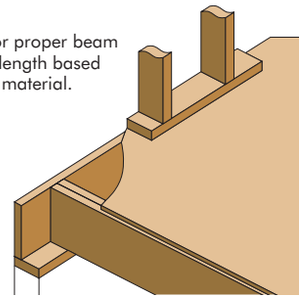
BEARING FOR DOOR OR WINDOW HEADER



See "Bearing Length Requirements" on page 44 to determine the number of jack studs required to support header.

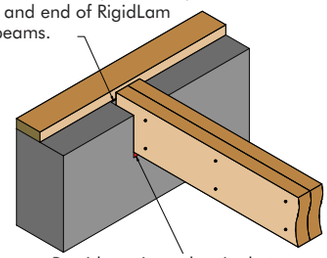
BEARING ON EXTERIOR WALL

Check for proper beam bearing length based on plate material.



POCKET CONSTRUCTION

Provide 1/2" air space on top, sides and end of RigidLam LVL beams.

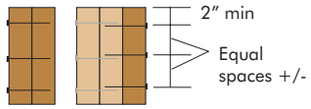


Provide moisture barrier between RigidLam LVL beams and concrete.

Fastening Recommendations For Multiple Ply Members

TOP LOADED MEMBERS - 2 & 3 PLY

For 12" deep (or less) members, nail plies together with 2 rows of 16dx3½" com. nails at 12" o.c. (add 1 row for 16d sinkers).



2-Ply 3-Ply

For 14", 16" or 18" deep members, nail plies together with 3 rows of 16dx3½" com. nails at 12" o.c. (add 1 row for 16d sinkers).

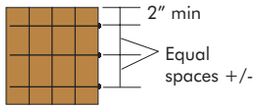
For 20", 22" or 24" deep members, nail plies together with 4 rows of 16dx3½" com. nails at 12" o.c. (add 1 row for 16d sinkers).

TOP LOADED MEMBERS - 4 PLY

For 4-Ply Top Loaded members, it is recommended to connect the plies together with appropriate wood screws (see page 41 for approved wood screws).

The recommended fastener spacing is two rows at 24" o.c. for up to and including 16" deep members, and 3 rows at 24" o.c. for members up to and including 24" deep. If the fastener point penetrates a minimum of 75% of the 4th ply, they may be applied from one side of the beam; otherwise, the fasteners must be applied from both sides and staggered.

Load must be applied evenly to all 4 plies; otherwise, use connections for side loaded members.



4-Ply

SIDE LOADED MEMBERS

MAXIMUM UNIFORM LOAD APPLIED TO EITHER OUTSIDE PIECE - POUNDS PER LINEAL FOOT

1-1/2" Thick Pieces in Member	Nail Size	Nailed				Bolted					
		2 rows 10d common at 12" o.c.		3 rows 10d common at 12" o.c.		2 rows 1/2" bolts at 24" o.c.		2 rows 1/2" bolts at 12" o.c.		3 rows 1/2" bolts at 12" o.c.	
		1.3E & 1.5E LVL	2.0E & 2.2E LVL	1.3E & 1.5E LVL	2.0E & 2.2E LVL	1.3E & 1.5E LVL	2.0E & 2.2E LVL	1.3E & 1.5E LVL	2.0E & 2.2E LVL	1.3E & 1.5E LVL	2.0E & 2.2E LVL
2 - 1-1/2"	10d com. (0.148" x 3")	465	465	700	700	395	435	795	870	1190	1305
3 - 1-1/2"	10d com. (0.148" x 3")	350	350	525	525	295	325	595	650	895	980
4 - 1-1/2"	use bolts	-	-	-	-	265	290	530	580	795	870
1-3/4" Thick Pieces in Member	**Nail Size**	**Nailed**				**Bolted**					
		2 rows 16d common at 12" o.c.		3 rows 16d common at 12" o.c.		2 rows 1/2" bolts at 24" o.c.		2 rows 1/2" bolts at 12" o.c.		3 rows 1/2" bolts at 12" o.c.	
		1.3E & 1.5E LVL	2.0E & 2.2E LVL	1.3E & 1.5E LVL	2.0E & 2.2E LVL	1.3E & 1.5E LVL	2.0E & 2.2E LVL	1.3E & 1.5E LVL	2.0E & 2.2E LVL	1.3E & 1.5E LVL	2.0E & 2.2E LVL
2 - 1-3/4"	16d com. (0.162" x 3-1/2")	560	560	845	845	460	505	925	1015	1390	1520
3 - 1-3/4"	16d com. (0.162" x 3-1/2")	420	420	635	635	345	380	695	760	1040	1140
4 - 1-3/4"	use bolts	-	-	-	-	305	335	615	675	925	1015
2 - 3-1/2"	use bolts	-	-	-	-	820	860	1640	1720	2465	2580

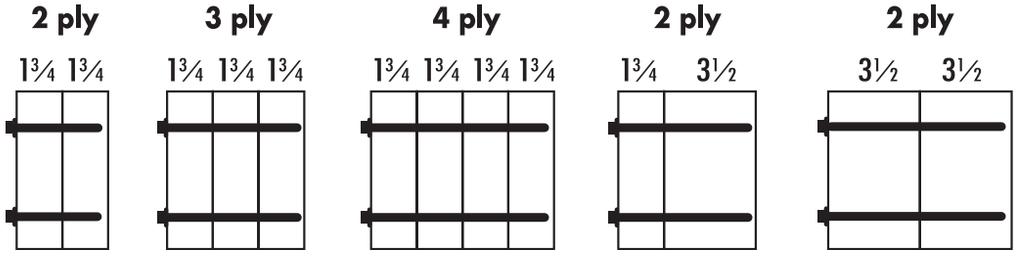
RECOMMENDED FASTENER DESIGN INFORMATION IN TERMS OF EQUIVALENT SPECIFIC GRAVITY FOR HEADER GRADES OF RIGIDLAM LVL

	Face		Edge	
	1.3E & 1.5E LVL	2.0E & 2.2E LVL	1.3E & 1.5E LVL	2.0E & 2.2E LVL
Withdrawal - nail	0.50	0.50	0.47	0.50
Dowel Bearing - nail	0.50	0.50	0.47	0.50
Dowel Bearing - bolt	0.47	0.50	Not applicable	

- Use appropriate software (e.g. Simpson Strong-Tie® Component Solutions™) or beam/header charts or plf load tables to size the beam.
- The table values apply to common (A307) bolts. Bolt holes must be centered at least two inches from the top and bottom edges of the beam. Bolt holes must be the same diameter as the bolts. Washers must be used under the bolt heads and nuts. Offset or stagger rows of bolt holes by one-half of the bolt spacing.
- The specified nailing applies to both sides of a three-piece beam.
- 7 inch wide beams may not be loaded from one side only. They must be loaded from both sides and/or top-loaded.
- The side loaded table values for nails may be doubled for 6" o.c. spacing and tripled for 4" o.c. spacing.
- Duration of load factors (e.g. 115%, 125% etc...) may be applied to the table values.

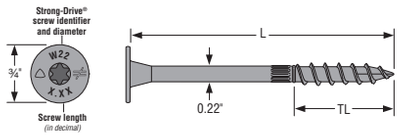
Fastening Recommendations For Multiple Ply LVL Members (cont.)

- The wood screws listed below are approved for use in connecting multiple plies of RigidLam® LVL together and may be used as an alternative to the nailing or bolting guidelines on the previous page.
- Pre-drilling of the LVL members is not required for the screws listed below.
- Carefully review and adhere to the design and installation information available from each of the screw manufacturers listed below.



The diagrams above are for illustrative purposes only, screws may need to be applied to both sides. Refer to the manufacturers' information for the appropriate design and installation guidelines.

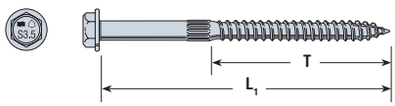
Simpson SDW Wood Screws



Model No.	L (in)	TL (in)	Head Stamp Length
SDW22338	3-3/8	1-9/16	3.37
SDW22500	5	1-9/16	5.00
SDW22634	6-3/4	1-9/16	6.75

- Code Evaluation Report – IAPMO ER-0192
- For SDW design and installation information, refer to the current Simpson Strong-Tie literature, www.strongtie.com or contact Simpson Strong-Tie at 800-999-5099.

Simpson SDS Wood Screws

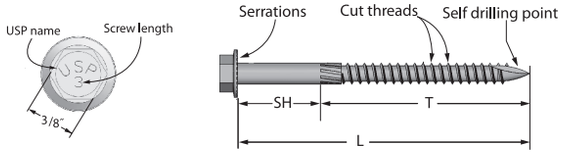


Model No.	L_1 (in)	T (in)	Head Stamp
SDS25312	3-1/2	2-1/4	S3.5
SDS25412	4-1/2	2-3/4	S4.5
SDS25600	6	3-1/4	S6

- Code Evaluation Report – ICC-ES ESR-2236
- For SDS design and installation information, refer to the current Simpson Strong-Tie literature, www.strongtie.com or contact Simpson Strong-Tie at 800-999-5099.

For hanger information refer to the current Simpson Strong-Tie literature, www.strongtie.com or contact Simpson Strong-Tie at 800-999-5099

USP WS Wood Screws

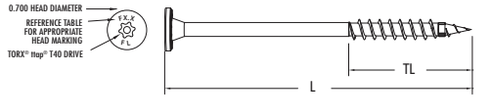


Model No.	L (in)	SH (in)	T (in)
WS35	3-1/2	3/4	2-3/4
WS45	4-1/2	1-1/4	3-1/4
WS6	6	1-3/4	4-1/4

- Code Evaluation Report – ICC-ES ESR-2761
- For WS design and installation information, refer to the current USP Structural Connectors literature, www.uspconnectors.com or contact USP Structural Connectors at 800-328-5934.

For hanger information refer to the current USP Structural Connectors literature, www.uspconnnectors.com or contact USP Structural Connectors at 800-328-5934

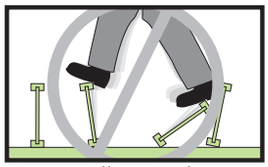
FastenMaster FlatLOK™ Wood Screws



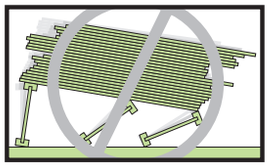
Product	L (in)	TL (in)	Head Marking
FL312	3-1/2	2	F3.5FL
FL005	5	2	F5.0FL
FL634	6-3/4	2	F6.75FL

- Code Evaluation Report – DrJ - TER 1501-08
- For FlatLOK design and installation information, refer to the current FastenMaster literature, www.fastenmaster.com or contact FastenMaster at 800-518-3569

Safety & Construction Precautions



Do not allow workers to walk on I-joists or LVL beams until they are fully installed and braced, or serious injuries can result.



Never stack building materials over unsheathed I-joists. Stack only over braced beams or walls.

WARNING

I-joists and LVL beams are not stable until completely installed, and will not carry any load until fully braced and sheathed.

Avoid Accidents by Following These Important Guidelines:

1. Brace and nail each I-joist as it is installed, using hangers, blocking panels, rim board, and/or cross-bridging at joist ends.
2. When the building is completed, the floor sheathing will provide lateral support for the top flanges of the I-joists. Until this sheathing is applied, temporary bracing, often called struts, or temporary sheathing must be applied to prevent I-joist rollover or buckling.
   - Temporary bracing or struts must be 1 x 4 inch minimum, at least 8 feet long and spaced no more than 8 feet on center, and must be secured with a minimum of two 8d nails fastened to the top surface of each I-joist. Nail bracing to a lateral restraint at the end of each bay. Lap ends of adjoining bracing over at least two I-joists.
   - Or, sheathing (temporary or permanent) can be nailed to the top flange of the first 4 feet of I-joists at the end of the bay.
3. For cantilevered I-joists, brace top and bottom flanges, and brace ends with closure panels, rim board, or cross-bridging.
4. Install and nail permanent sheathing to each I-joist before placing loads on the floor system. Then, stack building materials over beams or walls only. See APA Technical Note number J735B "Temporary Construction Loads Over I-Joist Roofs and Floors" for additional information regarding proper stacking of building materials.
5. ***Never*** install a damaged I-joist or LVL beam.

Improper storage or installation, failure to follow applicable building codes, failure to follow span ratings for RFPI®-Joists or RigidLam® LVL, failure to properly use allowable hole sizes and locations, or failure to use web stiffeners when required can result in serious accidents or structural performance problems. Follow these installation guidelines carefully.

These are general recommendations and in some cases additional precautions may be required.

Storage & Handling Guidelines

- Do not drop I-joists or LVL off the delivery truck. Best practice is use of a forklift or boom.
- Store bundles upright on a smooth, level, well-drained supportive surface.
- DO NOT store I-joists or LVL in direct contact with the ground. Bundles should be a minimum of 6" off the ground and supported every 10' or less.
- Always stack and handle I-joists in their upright position only.
- Place 2x or LVL spacers (at a maximum of 10' apart) between bundles stored on top of one another. Spacers above should be lined up with spacers below.
- Bundles should remain wrapped, strapped, and protected from the weather until time of installation.
- Do not lift I-joist bundles by top flange.
- Avoid excessive bowing or twisting of I-joists or LVL during all phases of handling and installation (i.e. measuring, sawing or placement). Never load I-joists in the flat-wise orientation.
- Take care to avoid forklift damage. Reduce forklift speed to avoid "bouncing" the load.
- When handling I-joists with a crane ("picking"), take a few simple precautions to prevent damage to the I-joists and injury to your work crew:
  - Pick I-joists in the bundles as shipped by the supplier.
  - Orient the bundles so that the webs of the I-joists are vertical.
  - Pick the bundles at the 5th points, using a spreader bar if necessary.
- Do not stack LVL bundles on top of I-Joist bundles.
- NEVER USE A DAMAGED I-JOIST OR LVL. All field repairs must be approved by a Design Professional.