



**Official Order by the Van Alstyne City Council
to repair, remove, or demolish Building in accordance with
City of Van Alstyne Code Chapter 8, Article I – III and
Chapter 214 of the Texas Local Government Code.**

Property: 244 Tolson (G-0770 MCKINNEY JAMES &HRS A-G0770)
In the City of Van Alstyne, County of Grayson, State of Texas.

Date of Order: May 10, 2016

On May 10, 2016, the Van Alstyne City Council held a public hearing regarding the above property. The Van Alstyne City Council declared the building located on the property to be an unsafe building and/or a hazard to the public health, safety and welfare in accordance the City of Van Alstyne Code Chapter 8, Article I – III and Chapter 214 of the Texas Local Government Code. Within **Sixty (60) days** of the Van Alstyne City Council's order, the property owner must repair, remove or demolish the building. If the ordered action is not taken within the time determined by the Council, the City of Van Alstyne will vacate, secure, remove or demolish the building. Violations on the property include the following:

1. Damage or deterioration exists to the extent that the building is unsafe.
2. Damage by fire, wind, or other cause has rendered the building or structure dangerous to life, safety, morals or the general health and welfare of the occupants or the people of the City.
3. The building or structure is so dilapidated, substandard, decayed, unsafe, unsanitary, or otherwise lacking in the amenities essential to decent living that the same is unfit for human habitation or is likely to cause sickness, disease, or injury or otherwise to constitute a detriment to the health of those persons assembled, working or living therein or is a hazard to the public health, safety, and welfare.
4. Parts of appendages of the building or structure are so detached that they are likely to fall and injure persons or property.
5. The building or structure does not meet the following International or National Codes or NCTOG recommended amendments as follows:

International Residential Code: ICC, International Residential Code, 2009 edition.

International Building Code: ICC, International Building Code, 2009 edition.

International Fire Code: ICC, International Fire Code, 2009 edition.

International Plumbing Code: ICC, International Plumbing Code, 2009 edition.

International Fuel/Gas Code: ICC, International Fuel/Gas Code, 2009 edition.

International Mechanical Code: ICC, International Mechanical Code, 2009 edition.

International Energy Code: ICC, International Energy Code, 2009 edition.

National Electric Code: NFPA, National Electric Code, 2005 edition.

A complete copy of the order may be obtained from the City of Van Alstyne City Clerk's Office, Van Alstyne City Hall, 242 E. Jefferson, Van Alstyne, Texas.