

RECEIVED

1/18/22

4:25pm

CITY OF SEGUIN MAIN STREET PROGRAM
"FIX IT" GRANT APPLICATION

Applicant Name: Beverly Isaiah Bermudez
Business/Company Name: Acts 5:29 Holdings, LLC (Morris + Bermudez)
Project Address: 314 N. River St., Seguin, TX ^{pl law}

Date building was constructed: 1895

Legal Description: Lot 3 4: N 1/2 Block: 204 Addn:
Inner Downtown Historical District

Property Owner's Name: Donald + Martha Keil

Owner's Address: 809 Elm Street
Seguin, TX 78155

Owner's Telephone: 830-401-1971
c/o Stephen Tschoepe, broker

Is applicant a tenant? Yes ☐ No ☒ (pending buyer)
(If yes, attach a Lease Agreement or written permission from owner for the work in this application)

Structure's Current Use: ☒ vacant
☐ commercial
☐ residential
☐ mixed use
☐ other: _____

Project will result in: ☒ façade historic restoration
☒ façade renovation
☒ new commercial space (including ADA compliance)
☐ new residential units
☐ new mixed use commercial/residential
☒ other: and signage

Completed project will provide for _____ new jobs and/or 6 retained jobs. (rotating

Total estimated cost of project: \$ 82,760.00 (Please include a written bid from a contractor) btw. New Braunfels & Seguin office

If your project is not fully funded, will you take a lesser amount? yes

Amount of FIX-IT Façade Grant Request: \$ 10,000.00 A matching ratio of _____:

Date of Pre-Project Meeting with Main Street Director: TBD

DESIGN INFORMATION

Please provide site plans for any work to be completed on the interior or exterior of the property. Free design service for exterior improvements is available by contacting the Seguin Main Street Program. In the categories below submit a detailed description, including materials to be used, of proposed work. If not applicable, simply write "NA".

Describe existing exterior façade materials proposed to be removed:

None; repair siding, eave, roof

Describe proposed window frame treatment (repair, replacement, etc.) for storefront, upper floors, and transom windows:

repair windows/replace, as necessary, staying true to historical tradition

Describe proposed window glass treatment for storefront, upper floors, and transom windows:

see above

Describe preparation of surface to be painted (pressure washed, primed, etc.):

sand, smooth, prime and paint

Show proposed paint colors and location of each paint color on the building:

Neutral and traditional

Show proposed door treatment (repair, replacement, additions, etc.):

ADA compliant exterior door to sidewalk

Please describe any repair that will be completed on the roof, gutters, down spouts, etc.:

clean and paint galvanized roof;
vent boot replacement

Describe work to be completed on each elevation (exterior wall) of the building:

sand, smooth, prime & paint

Describe parking plans, number of vehicles accommodated:

Anticipated parking in City of Seguin parkin
across the street and parking in front
of building along curb/street

Describe handicap accessibility accommodations:

To be made ADA compliant re: accessibili
and bathroom requirements per building code

Describe brick and mortar (including tuck pointing) or stucco repair:

N/A; exterior to be sanded, smooth, prime
& painted (neutral/traditional colors)

Describe brick and mortar or stucco cleaning:

see response above; striving for that
customary to Seguin historial renovations and
contractors design/creative license

Describe proposed cornice treatment:

TBD, if ~~appiet~~ applicable

Describe proposed awnings and canopy treatment:

Desire exterior signage for business (law firm) upon completion of repairs

Describe proposed storefront repair and/or replacement:

Paint (sand, prime, paint)

Description of interior work to be completed (include plans to retain or remove architectural features like original ceiling material, wood trim, wood floors, light fixtures, etc.):

lights, ADA restroom, prep and restore original floors, roof repairs; remove kitchen components; install sink base back door compliance; drywall repairs; attic insulation; painting throughout; ADA compliance from front to sidewalk

Estimated time of construction (month) March until (month) Sept. , 2022 year.

See attached bids from Solis Building Speciality (subject to final amount being negotiated due to contractor's diagnosis of Covid and his need to review property at a later date.)

Also attached see Seguin Fire/EMS inspection and City of Seguin Code Compliance Permit/Inspection

“FIX IT” Façade Application & Guidelines

The City of Seguin Main Street has a “FIX IT” Façade Improvement Program that provides reimbursement for approved applicants for work on the exterior façade of property located in the Downtown Historic District providing up to a *maximum* 50% or a dollar-for-dollar reimbursement of up to \$10,000 per property per grant funding cycle.

“FIX IT” funding is limited and grant awards are based on funds available. If your application is submitted at a time when there are no available funds, your application will be kept on hand until the next funding cycle. The Main Street Program is currently accepting applications for projects in the FY2022 funding cycle. Applications will need to be submitted by 5:00 p.m. on Wednesday, ~~January 11, 2022~~ to the Seguin Main Street Office. If there are still funds available after the first round, there will be a second call for applications later in the year. For the community to achieve the maximum benefit, applications will be reviewed on the following criteria:

- 19th*
(Extension)
- Application submitted by the stated deadline and completed correctly.
 - Matching funds ratio (Minimum 1:1, 2:1 or greater preferred)
 - Location, visibility and impact on historic integrity of the Downtown Historic District.
 - Total number of applications received and funds available.
 - Type of proposed improvements; cosmetic or structural.
 - Completion of previously funded projects.
 - Improvements only to the exterior of the building.
 - Current in payment of city utilities and local property taxes (city, county, SISD).
 - Reimbursement will be made after the completion of the work and upon evidence of paid receipts.

All applicants are encouraged to utilize the free design services available through the Texas Main Street Program by contacting Seguin Main Street. All interested applicants should schedule a phone meeting with the Main Street Director to discuss their project prior to submitting their application to ensure it will meet the historic preservation guidelines in downtown.

Fix-It Façade Projects may include repair or replacement of canopies, awnings, roofs, doors, entrances, glass and windows, sidewalks, façade painting, landscaping, ADA access, brick and mortar repair, and removal of modern slipcover facades. Signage requests will be considered on a case-by-case basis. Priority is given to proposed projects. Projects in progress and already completed will be given low to no priority in funding.

If awarded a grant, the proposed work must be approved by the Historic Preservation & Design Commission and/or Historic Preservation Officer before the work begins. Failure to receive approval from the HPDC and/or HPO before work commences may result in the loss of the grant. Amending your project after approval has been received without permission from the HPO could result in the loss of the grant.

Applications will be reviewed and acted upon by the Seguin Main Street Advisory Board, City Manager and City Council. For additional information contact the Seguin Main Street Program at (830) 401-2448 or mainstreet@seguintexas.gov. Please submit application to Seguin Main Street Program, 116 N. Camp Street, or mainstreet@seguintexas.gov. In addition to the grant application, please include a W9 form.

Legal disclaimer: City of Seguin accepts no liability for the quality or future maintenance of the “FIX IT” project work.

This is an estimate, not a contract. This estimate is for completing the job described above based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.



Estimate

DATE: 1/5/22

SERVICE PROVIDER

Solis Building Specialty, LLC
1053 E. Mountain St.
Seguin, TX 78155
Cell Ph: (830) 822-2411
Email: solisbuildspec@yahoo.com

CUSTOMER

Name: Beverly Isaiah-Bermudez
Address: N. River St.
Seguin, TX 78155
Ph:
Email:

PROJECT: New Office

DESCRIPTION	TOTAL
Install New Existing Lights & Emergency Lights (DOES NOT INCLUDE ANY ADDITIONAL OUTLETS)	\$ 1,956.00
ADA Restroom: Remove All Existing Fixtures, Prep Flooring, Cap Off Tub Drain & Water Lines, Install Emergency Light, Exhaust Fan/ Light/GFCI & Vanity Light, Install ADA Spec. Toilet & Faucet/Sink, Install New Restroom Door with Lever Type Hardware, Install Two ADA Safety Bars	
LABOR & MATERIALS	\$ 6,615.00
Appr. Cost of Fixtures: Toilet - \$150, Faucet - \$80.00, Sink - \$180.00, 2 ADA Safety Bars - \$75.00, Mirror - \$75.00 (NO LIGHT FIXTURES OR CEILING FANS INCLUDED)	\$ 560.00
Flooring: Appr. 800 sq. ft. of Pine Hardwood Planks. Includes: Remove All Carpet, Remove Plywood Underlayment	
Make Any Needed Repairs	\$ 2,800.00
Sand, Fill, Finish with Satin Clear Coat(2)	\$ 3,800.00
Remove Washer & Dryer Connections, Remove Existing Upper Cabinets, Install New Sink Base Cabinet with Small Sink/ Faucet/Countertop. Install Outlets For Small Frig/Microwave/Coffee Maker.	
LABOR & MATERIALS	\$ 5,265.00
Roof: Minor Repairs & Vent Boot Replacement (Clean & Paint)	LABOR & MATERIALS \$ 2,740.00
Back Door: Provide a 4x4 Concrete Landing. Have Backdoor Swing Outwards	\$ 446.00
Skirting Repair: Remove Skirting, Install Flashing 6 inches into Soil & Reinstall 1x12 Wood Skirting	\$ 1,820.00
Drywall Repairs: Throughout Building--Tape, Float & Texture	LABOR & MATERIALS \$ 1,600.00
Attic Insulation: R-38 Blown Insulation	\$ 2,365.00
Painting: Includes All Ceilings, Walls, Doors & Trim. Remove Acoustic Ceiling Tile & Prep Wood Planks	\$ 8,986.00
Dumpster/Landfill Approx.	\$ 700.00
Port-A-Pot	\$ 306.00
Floor Plans for Develop Center & Fire Marshal (No Permit Fees in Downtown Historical District)	\$ 425.00
Solis Building Specialty, LLC Profit & Expenses 22%	\$ 8,884.48
TOTAL	\$ 49,268.48

Please sign & return if you except this estimate X _____ Date: _____

THANK YOU FOR YOUR BUSINESS!

Daniel Solis
PREPARED BY

1/5/2022
DATE

This is an estimate, not a contract. This estimate is for completing the job described above based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

Other deficiency not listed above.

Multiple codes

Status:

Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
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Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 8 minutes

Total Time: 8 minutes

Summary:

Overall Result: Re-inspection required

Additional inspection required

Inspector Notes:

Inspector:

Name: Scrimshire, Tracy W

Rank: Fire Inspector - FF/Paramedic

Work Phone(s): 830-386-2576

Email(s): wscrimshire@seguintexas.gov

Signature

Date

Representative Signature:

Signature

Date

Seguin Fire/EMS



Occupancy: **Beverly Isaiah-Bermudez**

Occupancy ID:

Address: **314 N River N**
Seguin TX 78155

Inspection Type: **Code Compliance**

Inspection Date: **9/27/2021**

By: **Scrimshire, Tracy W (4834)**

Time In: **09:27**

Time Out: **09:35**

Authorized Date: **09/27/2021**

By: **Scrimshire, Tracy W (4834)**

Form: Annual Inspection

Inspection Description:

This inspection was conducted utilizing International Fire Code and adopted amendments and/or all adopted NFPA Codes when applicable.

Inspection Topics:

GENERAL

Is there a general housekeeping hazard? IFC 304.1

Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.

Status:

Notes:

If the property is vacant, is the premises secure and safeguarded? IFC 311.2

Temporarily unoccupied buildings, structures, premises or portions thereof shall be secured and protected in accordance with Sections 311.2.1 through 311.2.3.

Status:

Notes:

Is there 2 feet of clearance from the ceiling to combustible storage? IFC 315.3.1

315.3.1 Ceiling clearance. Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.

Status:

Notes:

EMERGENCY PLANNING & FIRE SERVICE FEATURES

Is the numeric address visible from the street and at least 6 inches tall with 1/2 inch stroke width?

505.1 Address Identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 inches (152.4 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road, buildings do not immediately front a street, and/or the building cannot be viewed from the public way, a monument, pole or other sign with approved 6 inch (152.4 mm) height building numerals or addresses and 4 inch (101.6 mm) height suite/apartment numerals of a color contrasting with the background of the building or other approved means shall be used to identify the structure. Numerals or addresses shall be posted on a minimum 20 inch (508 mm) by 30 inch (762 mm) background on border. Address identification shall be maintained.

Status: **N/A**

Notes:

Is Knox Box installed where accessible 6 feet from finish floor? 506.1

506.1 Where required - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location.

Status: **Corrective Action Required**

Notes: **No Knox Box present.**

If there is no Knox Box, was responsible party given a Knox Form and advised of the December 31, 2019 deadline to come into compliance?

All businesses within the City of Seguin are required to have a Knox Box installed by December 31, 2019.

Status:

Notes:

Are all keys inside the Knox Box correct for current locks? 506.2

506.2 Key box maintenance. The operator of the building shall immediately notify the fire code official and provide the new key where a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

Status:

Notes:

Are fire drills conducted within required frequency? 405.2

405.2 Frequency. Required emergency evacuation drills shall be held at the intervals specified in Table 405.2 or more frequently where necessary to familiarize all occupants with the drill procedure.

Status:

Notes:

Is there a compliant fire safety and evacuation plan? 404.1

404.1 General. Where required by Section 403, fire safety, evacuation and lockdown plans shall comply with Sections 404.2 through 404.4.1.

Status:

Notes:

Is the fire lane maintained in a clean and legible condition? 503.3

503.3 Marking. Striping, signs, or other markings, when approved by the fire code official, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Status:

Notes:

Are all rooms that contain air conditioning controls, fire alarm control panels, fire sprinkler controls or electric rooms properly labeled? 509.1

509.1 Identification. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.

Status:

Notes:

Is access to air conditioning controls, fire alarm control panels, fire sprinkler controls or electric rooms obstructed? 509.2

509.2 Equipment access. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment. Storage, trash and other materials or objects shall not be placed or kept in such a manner that would prevent such equipment from being readily accessible.

Status:

Notes:

ELECTRICAL

Is all electrical wiring in good condition with no signs of damage? 605.1

605.1 Abatement of electrical hazards. Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

Status:

Notes:

Is there a clear working space in front of electric panels and transformers of at least 36 inches? 605.3

605.3 Working space and clearance. A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches (762 mm), the working space shall be not less than the width of the equipment. Storage of materials shall not be located within the designated working space.

Status: N/A

Notes: Yes

Are all breakers legibly marked? 605.3.1

605.3.1 Labeling. Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign stating ELECTRICAL ROOM or similar approved wording. The disconnecting means for each service, feeder or branch circuit originating on a switchboard or panelboard shall be legibly and durably marked to indicate its purpose unless such purpose is clearly evident.

Status: N/A

Notes: Yes

Are power strips or multi-plug adapters fused appropriately? 605.4

605.4 Multiplug adapters. Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 shall be prohibited.

Status:

Notes:

Are extension cords used as permanent wiring? 605.5

605.5 Extension cords. Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.

Status:

Notes:

Are extension cords attached to the building or extend through walls, floors or ceilings? 605.5

605.5 Extension cords. Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.

Status:

Notes:

Are all switches, plugs, breakers, or junction boxes covered with an approved plate? 605.6

605.6 Unapproved conditions. Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

Status:

Notes:

FIRE EXTINGUISHER

Fire extinguishers were last inspected on:

IFC - 7.3.1.1 Fire extinguishers shall be subjected to maintenance at intervals of not more than 1 year, at the time of hydrostatic test, or when specifically indicated by an inspection discrepancy or electronic notification.

Status: Corrective Action Required

Notes: No extinguishers present. Need at least one 5lb extinguisher.

Are the fire extinguishers mounted below 5 feet? 906.9

IFC - 906.9.1 Extinguishers weighing 40 pounds or less. Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 5 feet (1524 mm) above the floor.

Status:

Notes:

Is access to the extinguishers unobstructed and in a conspicuous place? 906.5 & 906.6

IFC - 906.5 Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel. 906.6 Unobstructed and unobscured. Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers

Status:

Notes:

HOOD SUPPRESSION SYSTEM

Last inspection for hood suppression system was on:

IFC - 904.12.6.2 Extinguishing system service. Automatic fire-extinguishing systems shall be serviced at least every six months and after activation of the system. Inspection shall be by qualified individuals, and a certificate of inspection shall be forwarded to the fire code official upon completion.

Status:

Notes:

When was the last time the hood and filters cleaned?

TYPE OF COOKING OPERATIONS FREQUENCY OF INSPECTION High-volume cooking operations such as 24 hour cooking, charbroiling or wok cooking every 3 months Low-volume cooking operations such as places of religious worship, seasonal businesses and senior centers every 12 months Cooking operations utilizing solid fuel-burning cooking appliances every 1 month All other cooking operations every 6 months

Status:

Notes:

Is there a Class K extinguisher within 30 feet of commercial cooking equipment? 904.12.5

IFC - 904.12.5 Portable fire extinguishers for commercial cooking equipment. Portable fire extinguishers shall be provided within a 30-foot (9144 mm) distance of travel from commercial-type cooking equipment. Cooking equipment involving solid fuels or vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher in accordance with Section 904.12.5.1 or 904.12.5.2, as applicable.

Status:

Notes:

FIRE PROTECTION SYSTEMS

Is the fire detection systems, fire alarm systems, extinguishing systems, mechanical smoke exhaust systems, smoke vents and heat vents in operative condition? 901.6

901.6 Inspection, testing and maintenance. Fire detection, alarm, and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.

Status:

Notes:

Fire Alarm System was last inspected on:

NFPA 72 14.3.5 Periodic visual inspections in accordance with Table 14.3.1 shall be made to assure that there are no changes that affect equipment performance.

Status:

Notes:

Fire sprinkler system was last inspected on:

NFPA 25 Chapter 5

Status:

Notes:

Are spare sprinkler heads and appropriate wrench present? NFPA 13 - 6.2.9.5 & 6.2.9.6

6.2.9.5 The stock of spare sprinklers shall include all types and ratings installed and shall be as follows: (1) For protected facilities having under 300 sprinklers — no fewer than six sprinklers (2) For protected facilities having 300 to 1000 sprinklers — no fewer than 12 sprinklers (3) For protected facilities having over 1000 sprinklers — no fewer than 24 sprinklers NFPA 13 - 6.2.9.6* One sprinkler wrench as specified by the sprinkler manufacturer shall be provided in the cabinet for each type of sprinkler installed to be used for the removal and installation of sprinklers in the system.

Status:

Notes:

Is the FDC connection properly labeled? 912.2

912.2.2 Existing buildings. On existing buildings, wherever the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building. Such sign shall have the letters "FDC" not less than 6 inches (152 mm) high and words in letters not less than 2 inches (51 mm) high or an arrow to indicate the location. Such signs shall be subject to the approval of the fire code official.

Status:

Notes:

Is access to the FDC obstructed? 912.4

912.4 Access. Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire chief

Status:

Notes:

EGRESS

Is there an occupant load sign posted in all assembly areas? 1004.3

1004.3 Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or the owner's authorized agent.

Status:

Notes:

Are there any obstructions in the path of egress? 1003.6

1003.6 Means of egress continuity. The path of egress travel along a means of egress shall not be interrupted by a building element other than a means of egress component as specified in this chapter. Obstructions shall not be placed in the minimum width or required capacity of a means of egress component except projections permitted by this chapter. The minimum width or required capacity of a means of egress system shall not be diminished along the path of egress travel.

Status:

Notes:

Does the path of egress have emergency light coverage throughout the path? 1008.1

1008.1 Means of egress illumination. Illumination shall be provided in the means of egress in accordance with Section 1008.2. Under emergency power, means of egress illumination shall comply with Section 1008.3.

Status:

Notes:

Is there an exit sign over all exits? 1013.1

1013.1 Where required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

Status:

Notes:

Are all exit signs illuminated and have backup power? 1013.3

1013.3 Illumination. Exit signs shall be internally or externally illuminated.

Status:

Notes:

Do all egress doors open without the use of a key or special knowledge or effort? 1010.1.9

1010.1.9 Door operations. Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

Status:

Notes:

If there is a secondary means of locking egress door, is there a sign stating "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" Applies to Group A, B, F, M and S occupancies. 1010.1.9.3

1010.1.9.3 Locks and latches. Locks and latches shall be permitted to prevent operation of doors where any of the following exist: 2. In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main door or doors are permitted to be equipped with key-operated locking devices from the egress side provided: 2.1. The locking device is readily distinguishable as locked. 2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. The sign shall be in letters 1 inch (25 mm) high on a contrasting background. 2.3. The use of the key-operated locking device is revokable by the fire code official for due cause.

Status:

Notes:

FIRE SEPARATION

Are all penetrations through floors, fire walls and ceilings sealed properly. 703.1.3

703.1.3 Fire walls, fire barriers and fire partitions. Required fire walls, fire barriers and fire partitions shall be maintained to prevent the passage of fire. Openings protected with approved doors or fire dampers shall be maintained in accordance with NFPA 80.

Status:

Notes:

Are Fire Doors labeled properly? 703.2.1

703.2.1 Signs. Where required by the fire code official, a sign shall be permanently displayed on or near each fire door in letters not less than 1 inch (25 mm) high to read as follows: 1. For doors designed to be kept normally open: FIRE DOOR—DO NOT BLOCK. 2. For doors designed to be kept normally closed: FIRE DOOR—KEEP CLOSED.

Status:

Notes:

Are all fire wall, fire barriers, fire partitions, smoke barriers and smoke partitions properly labeled? 703.7

703.7 Marking and identification. Where there is an accessible concealed floor, floor-ceiling or attic space, fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in the concealed space. Such identification shall: 1. Be located within 15 feet (4572 mm) of the end of each wall and at intervals not exceeding 30 feet (9144 mm) measured horizontally along the wall or partition. 2. Include lettering not less than 3 inches (76 mm) in height with a minimum 3/8-inch (9.5 mm) stroke in a contrasting color incorporating the suggested wording, "FIRE AND/OR SMOKE BARRIER—PROTECT ALL OPENINGS," or other wording.

Status:

Notes:

MISCELLANEOUS

Are all compressed gas cylinder(s) properly secured? 5303.5

5303.5 Security. Compressed gas containers, cylinders, tanks and systems shall be secured against accidental dislodgement and against access by unauthorized personnel in accordance with Sections 5303.5.1 through 5303.5.3

Status:

Notes:

Are oil soaked rags stored in a proper container? 304.3.1

304.3.1 Spontaneous ignition. Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a listed disposal container. Contents of such containers shall be removed and disposed of daily.

Status:

Notes:

If the facility is required to file a Tier 2 report, is a proper NFPA sign displayed on the door for the storage area? 5003.5

5003.5 Hazard identification signs. Unless otherwise exempted by the fire code official, visible hazard identification signs as specified in NFPA 704 for the specific material contained shall be placed on stationary containers and aboveground tanks and at entrances to locations where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the fire code official. 5003.5.1 Markings. Individual containers, cartons or packages shall be conspicuously marked or labeled in an approved manner. Rooms or cabinets containing compressed gases shall be conspicuously labeled: COMPRESSED GAS.

Status:

Notes:



PLANNING & CODES

CITY OF SEGUIN

Code Compliance Permit

PERMIT #: BOTH-005253-2021

ISSUED DATE: 08/30/2021

PROJECT ADDRESS: 314 N RIVER ST

PROJECT:

EXPIRATION DATE: 02/28/2022

OWNER NAME: DONALD L & MARTHA M KEIL

ADDRESS: 809 ELM ST

CITY: SEGUIN

STATE: TX

ZIP: 78155

CONTRACTOR: Morris & Bermudez, pllc

ADDRESS: 299 W. San Antonio Street

CITY: New Braunfels

STATE: TX

ZIP: 78130

PHONE: (830) 626-8779

PROJECT DETAILS

PROPOSED USE:

DESCRIPTION: Law Office & possibly add small event venue for the carriage room/backyard area; DHD No fee

SQ FT: 0
VALUATION: \$ 0.00

PERMIT FEES

TOTAL FEES:

PAID:

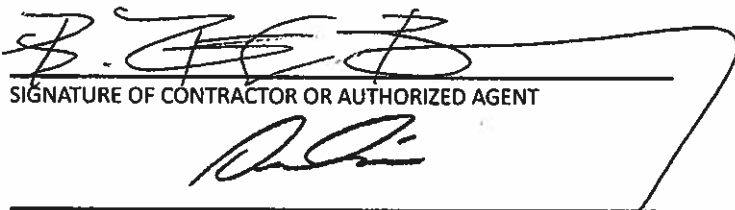
ALL PERMITS MUST BE POSTED ON THE JOBSITE AND VISIBLE FROM THE STREET

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 1 YEAR AT ANY TIME AFTER WORK IS STARTED. ALL PERMITS ARE SUBJECT TO THE FOLLOWING:

- ALL WORK MUST COMPLY WITH THE BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL CODES ADOPTED BY THE CITY OF SEGUIN AT THE TIME THE PERMIT IS ISSUED.
- IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO COMPLY WITH ALL STATE & FEDERAL DISABILITY REQUIREMENTS
- ENCROACHMENTS OF EASEMENTS AND RIGHT-OF-WAYS ARE NOT ALLOWED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.


SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

AUG 30 2021
DATE

APPROVED BY

DATE

AUG 30 2021

TO SCHEDULE INSPECTIONS EMAIL BY 12 PM. EMAIL: PERMITS@SEGUINTEXAS.GOV
For questions or other inquiries please call 830-401-2435 or 830-401-2440.

INSPECTION WORKSHEET (BINS-033826-2021)

Please input agency related information you want to display on the generated reports

Cellphone: XXX-XXX-XXXX. Address: XXX XXXXX BLVD XXXX

Case Number: BOTH-005253-2021

Inspection Date: Thu Sep 9, 2021

Inspector: Arevalo, Oscar

Case Module: Permit

Inspection Status: Disapproved

Inspection Type: CC-Initial Inspection

Job Address: 314 N RIVER ST
SEGUIN, TX, 78155

Parcel Number: 28196

Contact Type

Company Name

Name

Applicant

Morris & Bermudez, pllc

Isaiah-Bermudez, Beverly

Owner

KEIL, DONALD L & MARTHA M

Checklist Item

Status

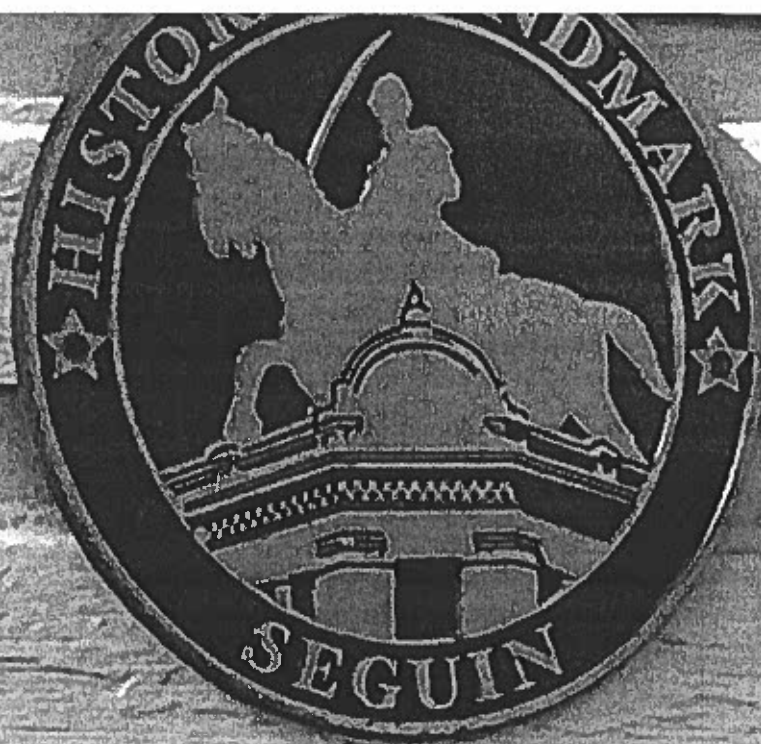
Building Inspection Notes - Building Inspection Notes

Failed

Cap off plumbing
Secure exposed wiring
Restroom not accessible
Check on accessibility into the building



Arevalo, Oscar



Guadalupe CAD

Property Search > 28196 KEIL DONALD Tax Year: 2021
L & MARTHA M for Year 2021

Property

Account

Property ID:	28196	Legal Description:	LOT: 3 4; N 1/2 OF BLI 204 ADDN: INNER
Geographic ID:	1G1460-0204-00300-0-00	Zoning:	DOWNTOWN HIST. DI
Type:	Real	Agent Code:	
Property Use Code:	050		
Property Use Description:	SEGUIN DOWNTOWN HISTORIC DIST.		

Location

Address:	314 N RIVER ST	Mapsco:	
Neighborhood:	Common Land Area - 46	Map ID:	N-11-J
Neighborhood CD:	CLA46		

Owner

Name:	KEIL DONALD L & MARTHA M	Owner ID:	18754
Mailing Address:	809 ELM STREET SEGUIN, TX 78155	% Ownership:	100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$29,860	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$53,040	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$82,900	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$82,900	

(-) HS Cap:	-	\$0
<hr/>		
(=) Assessed Value:	=	\$82,900

Taxing Jurisdiction

Owner: KEIL DONALD L & MARTHA M
% Ownership: 100.000000000000%
Total Value: \$82,900

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estima
CAD	APPRAISAL DISTRICT	0.000000	\$82,900	\$82,900	
CSG	CITY OF SEGUIN	0.541200	\$82,900	\$82,900	
GCO	GUADALUPE COUNTY	0.329900	\$82,900	\$82,900	
LTR	LATERAL ROAD	0.050000	\$82,900	\$82,900	
SGS	SEGUIN ISD	1.284600	\$82,900	\$82,900	\$:
Total Tax Rate:		2.205700			
				Taxes w/Current Exemptions:	\$:
				Taxes w/o Exemptions:	\$:

Improvement / Building

All improvements valued at income

Improvement #1: COMMERCIAL State Code: F1 Living Area: 996.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
COM	COM MAIN AREA	OBDF	WD-WOOD	0	996.0
CCP	COM COV PRCH	*		2000	176.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	ACRE	ACRE	0.1176	5122.66	0.00	0.00	\$0	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$29,860	\$53,040	0	82,900	\$0	\$82,900
2020	\$29,860	\$53,040	0	82,900	\$0	\$82,900

2019	\$35,860	\$53,040	0	88,900	\$0	\$88,900
2018	\$13,257	\$53,040	0	66,297	\$0	\$66,297
2017	\$17,978	\$54,042	0	72,020	\$0	\$72,020
2016	\$68,115	\$14,208	0	82,323	\$0	\$82,323
2015	\$58,228	\$14,208	0	72,436	\$0	\$72,436
2014	\$53,098	\$4,939	0	58,037	\$0	\$58,037
2013	\$41,766	\$4,939	0	46,705	\$0	\$46,705

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Numbe
1	10/29/2000	OT	OTHER		KEIL DONALD L & MARTHA M	1552	0759	0

Tax Due

Property Tax Information as of 01/13/2022

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (830) 303-3313