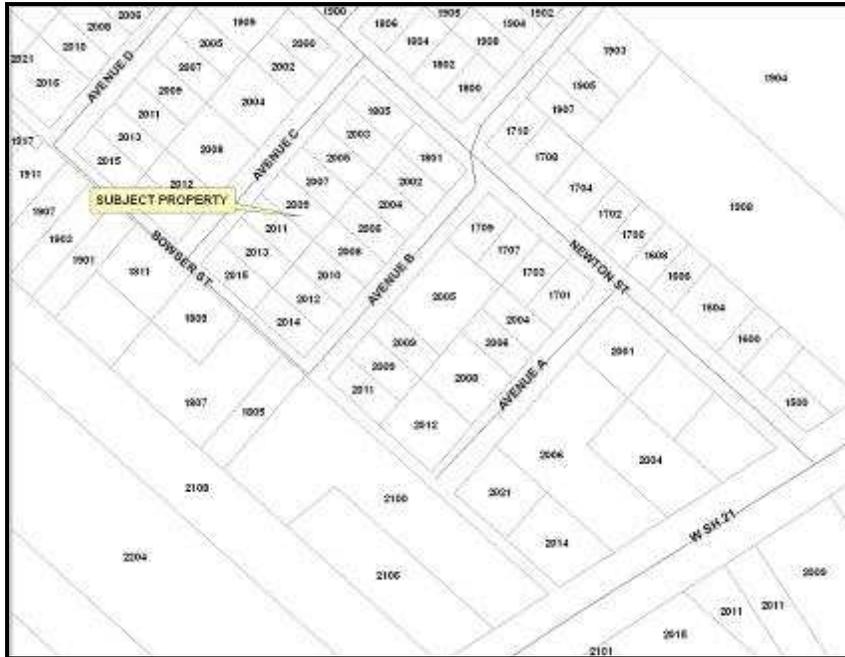


**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

June 27, 2011



Case #1717 – 2009 Avenue C



LEGAL DESCRIPTION: JONES-BROCK, BLOCK E, LOT 13

STRUCTURE(S):

- single-family residence
- multi-family residence
- mixed use
- commercial
- accessory structure(s)

PROPERTY OWNER(S): ROY SANCHEZ

LIENHOLDER(S)/

MORTGAGEE(S): MIKE & VICKIE CORGIAT & WESAV FINANCIAL

IMPROVEMENT VALUE(S)

(AS APPRAISED BY THE

BRAZOS COUNTY

APPRAISAL DISTRICT): \$12,000 (2011 tax year)

BACKGROUND:

In January 2011 the property owner, Mr. Roy Sanchez, contacted the Building Services Division wanting to renew his building permits for the manufactured home that he had been installing on the subject property since March 2009. This would have been the fourth building permit for this project. The structure was consequently inspected by Chief Building Official Greg Cox and Code Enforcement Officer Sandra Willis. It was found that interior remodeling work had been done without the necessary permits, that flooring had been replaced and that structure appeared to be unsafe.

The Building Official denied the issuance of new building permits and scheduled the structure for consideration by the Building and Standards Commission.

This case was originally scheduled and considered by the Commission during its meeting on March 28, 2011. However, due to concerns regarding insufficient notification, the case has now been scheduled again for the Commission's consideration.

ATTACHMENTS:

- (1.) staff recommendation
- (2.) pictures (taken 05/20/11, 5/12/11, 3/1/11, and 2/9/11)
- (3.) dangerous structures survey reports

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



June 27, 2011

Case #: 1717

Record Owner(s): Roy Sanchez

Building Address: 2009 Avenue C

The City's Chief Building Official has requested this Commission hearing to discuss this building, and all legal notices of the hearing were provided to owners, lienholders, and mortgagees. They were also notified that if they wanted to repair the building they needed to meet with City staff and come to the hearing with a detailed plan for repairs, including cost estimates. Based on the surveys, reports, photographs, and other evidence provided to the Commission, the City recommends that the Commission find the building unsafe based on the standards set forth in Bryan Code of Ordinances Section 14-224 subsection(s):

- 1) The building, structure, or any part thereof is likely to partially or fully collapse.
- 2) The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, county, state or federal government.
- 3) One or more walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third or its base.
- 4) The foundation or the vertical or horizontal supporting members are twenty five percent (25%) or more damaged or deteriorated.
- 5) The non supporting coverings of walls, ceilings, roofs, or floors are fifty percent (50%) or more damaged or deteriorated.
- 6) The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.
- 7) The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- 8) The structure or any part thereof has inadequate means of egress as required by the City's Building Code.
- 9) The structure does not have adequate light ventilation, or sanitation facilities as required by the City's Building Codes and Plumbing Code.

The City further recommends that the Commission find that the building:

- is occupied and poses a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated.
- is unsecured and must be boarded up and/or fenced in such a manner to prevent unauthorized entry by a person, including a child, through missing or unlocked doors or windows or through other openings into the structure.
- may feasibly be repaired** so that it is no longer in violation of City ordinances.
- may not be feasibly repaired** in compliance with City ordinances.

The City recommends that Commission issue an order to the owner, lienholder, or mortgagee to:

- vacate the structure within ____ days.
- secure the structure from unauthorized entry within 30 days.
- demolish/remove** or **repair** the structure within 30 days.
- demolish/remove** or **repair** the structure within ____ days, in accordance with the schedule below:

Deadline

Task

- appear before the Commission at each regularly scheduled meeting to demonstrate compliance with the time schedule, until the preceding orders have been fulfilled.

The City further recommends that the Commission order the City to demolish the building and remove the debris in accordance with Chapter 14 of the City of Bryan's Code of Ordinances if the owner, lienholder, or mortgagee fails to comply with the Commission's order.

PICTURE (taken 5/20/11)



PICTURES (taken 05/12/11)





PICTURES (taken 03/1/11)







PICTURES (taken 02/9/11)





City of Bryan – Building Services

Dangerous Structures Survey Report

Date 2/25/11

Case # 1717

A. LEGAL DESCRIPTION

Address 2009 Avenue C
Lot 13 Block E Addition Jones-Brack
Owner Ray Sanchez
Mailing Address 2011 Avenue B. Bryan, Texas 77803

B. CLASSIFICATIONS

Sq. Ft. _____ Rooms _____ Story _____

STRUCTURAL USE

Residential
 Commercial

CONSTRUCTION

Box
 Frame MH
 Masonry

OCCUPANCY

Occupied
 Vacant
 Open

C. CODE VIOLATIONS (as checked)

1. The building, structure, or any part thereof is liable to partially or fully collapse because of:
 (a) Dilapidation, deterioration, or decay flooring plates, rotten siding
 (b) Faulty Construction landing do steps do not meet code
(c) The removal, movement or instability of any portion of the ground for support
(d) The deterioration, decay or inadequacy of its foundation
(e) Any other cause
2. The structure or any part thereof was constructed or maintained in violation of any provision of the city's building code, or any other applicable ordinance or law of the city, county, state or federal government

NOTES: Utility pole too close to the mobile home. No Active plumbing permit

3. Any wall or other vertical structural members list, lean or buckle.
 4. The foundation or the vertical or horizontal supporting members are twenty-five(25) percent or more damaged or deteriorated.
 5. The nonsupporting coverings of walls, ceilings, roofs, or floors are fifty(50) percent or more damaged or deteriorated. re-placed walls w new sheetrock/flooring
 6. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.

NOTES: _____

7. The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
 8. Damages to the structure have caused it to be an attractive nuisance to children, harbor for vagrants, criminals or immoral persons, or be used for purposes of immoral acts.
 9. The structure or any part thereof has inadequate means of egress as required by the city's building code.

- ___ 10. The structure does not have adequate light, ventilation, or sanitation facilities as required by the city's building code and plumbing code.
- ___ 11. Injury to persons or damage to property will result because portion, member or appurtenance is likely to fail, become detached or dislodged, or collapse.
- ___ 12. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
- (a) Holes or cracks in the floor, exterior wall or roof
 - (b) Loose, rotten, warped or protruding boards
- ___ 13. Is manifestly unsafe for the purpose for which it is being used or so as not to give reasonable protection from danger of collapse or fire because of:
- (a) Defective materials
 - (b) Structural deterioration
 - (c) Interior walls or ceilings with holes, cracks or loose plaster
- ___ 14. Is determined by the CITY HEALTH OFFICER to be unsanitary, unfit for human habitation, to cause sickness or disease because of the following:
- (a) Inadequate maintenance
 - (b) Dilapidation
 - (c) Decay
 - (d) Damage
 - (e) Faulty construction or arrangement
 - (f) Inadequate light or air (artificial or natural)
 - (g) Inadequate sanitary facilities
- ___ 15. Is determined by the FIRE MARSHALL to be a fire hazard because of:
- (a) Obsolescence
 - (b) Dilapidated condition
 - (c) Deterioration
 - (d) Damage
 - (e) Inadequate exits
 - (f) Lack of sufficient fire-resistive construction
 - (g) Faulty electric wiring
 - (h) Gas connections or heating apparatus
 - (i) Other cause
- ___ 16. Remains of the structure after demolition or natural causes or otherwise constitute an attractive nuisance to children or hazard to the public.

D. REQUESTED ACTION

- X 1. It has been determined upon inspection and investigation that the structure is a "dangerous building" and MUST:
- (a) Be repaired
 - (b) Not be occupied or inhabited
 - (c) Be demolished
- ___ 2. It has not been determined upon inspection and investigation that the structure is not a "dangerous building"

COMMENTS Water/Sewer connected w/o plumbing permit. Electric pole too close to mobile home.

Sandra Willis
Signature

2/25/11
Date

City of Bryan – Building Services

Dangerous Structures Survey Report

Date 2-28-11

Case # 1717

A. LEGAL DESCRIPTION

Address 2009 Avenue C
 Lot 13 Block E Addition Jones-Block
 Owner Ray Sanchez
 Mailing Address 2011 Avenue B. Bryan, Texas 77803

B. CLASSIFICATIONS

Sq. Ft. _____ Rooms _____ Story _____

<u>STRUCTURAL USE</u>	<u>CONSTRUCTION</u>	<u>OCCUPANCY</u>
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Box	<input type="checkbox"/> Occupied
<input type="checkbox"/> Commercial	<input type="checkbox"/> Frame	<input checked="" type="checkbox"/> Vacant
	<input type="checkbox"/> Masonry	<input type="checkbox"/> Open

MANUFACTURED HOME

C. CODE VIOLATIONS (as checked)

- 1. The building, structure, or any part thereof is liable to partially or fully collapse because of:
 - (a) Dilapidation, deterioration, or decay
 - (b) Faulty Construction
 - (c) The removal, movement or instability of any portion of the ground for support
 - (d) The deterioration, decay or inadequacy of its foundation
 - (e) Any other cause
- 2. The structure or any part thereof was constructed or maintained in violation of any provision of the city's building code, or any other applicable ordinance or law of the city, county, state or federal government

NOTES: ELECTRICAL / FRAMING / PLUMBING ALTERED OR IN DISREPAIR

- 3. Any wall or other vertical structural members list, lean or buckle.
- 4. The foundation or the vertical or horizontal supporting members are twenty-five(25) percent or more damaged or deteriorated. (NOT INSTALLED BY LICENSED INSTALLER)
- 5. The nonsupporting coverings of walls, ceilings, roofs, or floors are fifty(50) percent or more damaged or deteriorated. (FLOORS)
- 6. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.

NOTES: NOT INSTALLED PROPERLY - NOT ANCHORED PER STATE REG.

- 7. The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- 8. Damages to the structure have caused it to be an attractive nuisance to children, harbor for vagrants, criminals or immoral persons, or be used for purposes of immoral acts.
- 9. The structure or any part thereof has inadequate means of egress as required by the city's building code. FRONT DECK NOT TO CODE (NO BACK LANDING)

- 10. The structure does not have adequate light, ventilation, or sanitation facilities as required by the city's building code and plumbing code. *HEATER MAY NOT WORK*
- 11. Injury to persons or damage to property will result because portion, member or appurtenance is likely to fail, become detached or dislodged, or collapse.
- 12. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
 - (a) Holes or cracks in the floor, exterior wall or roof
 - (b) Loose, rotten, warped or protruding boards
- W* 13. Is manifestly unsafe for the purpose for which it is being used or so as not to give reasonable protection from danger of collapse or fire because of:
 - (a) Defective materials
 - (b) Structural deterioration
 - (c) Interior walls or ceilings with holes, cracks or loose plaster
- 14. Is determined by the CITY HEALTH OFFICER to be unsanitary, unfit for human habitation, to cause sickness or disease because of the following:
 - (a) Inadequate maintenance
 - (b) Dilapidation
 - (c) Decay
 - (d) Damage
 - (e) Faulty construction or arrangement
 - (f) Inadequate light or air (artificial or natural)
 - (g) Inadequate sanitary facilities
- 15. Is determined by the FIRE MARSHALL to be a fire hazard because of:
 - (a) Obsolescence
 - (b) Dilapidated condition
 - (c) Deterioration
 - (d) Damage
 - (e) Inadequate exits
 - (f) Lack of sufficient fire-resistive construction
 - (g) Faulty electric wiring
 - (h) Gas connections or heating apparatus
 - (i) Other cause
- 16. Remains of the structure after demolition or natural causes or otherwise constitute an attractive nuisance to children or hazard to the public.

D. REQUESTED ACTION

- 1. It has been determined upon inspection and investigation that the structure is a "dangerous building" and MUST:
 - (a) Be repaired
 - (b) Not be occupied or inhabited
 - (c) Be demolished
- 2. It has not been determined upon inspection and investigation that the structure is not a "dangerous building"

COMMENTS ^① PERMITS FOR MOVING HOMES ^{LIN GOOD COND (TOP)} IN, NOT FOR REBUILDING ON SITE ^② ELECTRICAL IN DISREPAIR
^③ ELECTRICAL METER TOO CLOSE ^④ FLOOR & FRAMING REPAIRS DONE WITHOUT PERMITS & INSPECTIONS
^⑤ DAMAGED SIDING ^⑥ DAMAGED WATER HEATER DOOR

Gregory S. Cox 2-29-10
 Signature Date

City of Bryan – Building Services

Dangerous Structures Survey Report

Date 2-25-11

Case # 1717

Re-inspect

A. LEGAL DESCRIPTION

Address 2009 Avenue C

Lot 13 Block E Addition Jones-Brack

Owner Ray Sanchez

Mailing Address 2011 Avenue B. Bryan, Texas 77803

B. CLASSIFICATIONS

Sq. Ft. _____ Rooms _____ Story _____

STRUCTURAL USE

Residential
 Commercial

CONSTRUCTION

m4
 Box
 Frame
 Masonry

OCCUPANCY

Occupied
 Vacant
 Open

C. CODE VIOLATIONS (as checked)

- _____ 1. The building, structure, or any part thereof is liable to partially or fully collapse because of:
(a) Dilapidation, deterioration, or decay
(b) Faulty Construction
(c) The removal, movement or instability of any portion of the ground for support
(d) The deterioration, decay or inadequacy of its foundation
(e) Any other cause
- _____ 2. The structure or any part thereof was constructed or maintained in violation of any provision of the city's building code, or any other applicable ordinance or law of the city, county, state or federal government

NOTES: _____

- _____ 3. Any wall or other vertical structural members list, lean or buckle.
_____ 4. The foundation or the vertical or horizontal supporting members are twenty-five(25) percent or more damaged or deteriorated.
_____ 5. The nonsupporting coverings of walls, ceilings, roofs, or floors are fifty(50) percent or more damaged or deteriorated.
_____ 6. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.

NOTES: _____

- _____ 7. The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
_____ 8. Damages to the structure have caused it to be an attractive nuisance to children, harbor for vagrants, criminals or immoral persons, or be used for purposes of immoral acts.
_____ 9. The structure or any part thereof has inadequate means of egress as required by the city's building code.

- ___ 10. The structure does not have adequate light, ventilation, or sanitation facilities as required by the city's building code and plumbing code.
- ___ 11. Injury to persons or damage to property will result because portion, member or appurtenance is likely to fail, become detached or dislodged, or collapse.
- ___ 12. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
 - (a) Holes or cracks in the floor, exterior wall or roof
 - (b) Loose, rotten, warped or protruding boards
- ___ 13. Is manifestly unsafe for the purpose for which it is being used or so as not to give reasonable protection from danger of collapse or fire because of:
 - (a) Defective materials
 - (b) Structural deterioration
 - (c) Interior walls or ceilings with holes, cracks or loose plaster
- ___ 14. Is determined by the CITY HEALTH OFFICER to be unsanitary, unfit for human habitation, to cause sickness or disease because of the following:
 - (a) Inadequate maintenance
 - (b) Dilapidation
 - (c) Decay
 - (d) Damage
 - (e) Faulty construction or arrangement
 - (f) Inadequate light or air (artificial or natural)
 - (g) Inadequate sanitary facilities
- X 15. Is determined by the FIRE MARSHALL to be a fire hazard because of:
 - (a) Obsolescence
 - (b) Dilapidated condition
 - (c) Deterioration
 - (d) Damage
 - (e) Inadequate exits
 - (f) Lack of sufficient fire-resistive construction
 - (g) Faulty electric wiring
 - (h) Gas connections or heating apparatus
 - (i) Other cause *strong wire edge through out*
- X 16. Remains of the structure after demolition or natural causes or otherwise constitute an attractive nuisance to children or hazard to the public.

D. REQUESTED ACTION

- X 1. It has been determined upon inspection and investigation that the structure is a "dangerous building" and MUST:
 - (a) Be repaired
 - (b) Not be occupied or inhabited
 - (c) Be demolished
- ___ 2. It has not been determined upon inspection and investigation that the structure is not a "dangerous building"

COMMENTS

[Handwritten Signature]

2-25-11

Signature _____ Date _____

City of Bryan – Building Services

Dangerous Structures Survey Report

Date 3/1/2011

Case # 1717

A. LEGAL DESCRIPTION

Address 2009 Avenue C
Lot 13 Block E Addition Jones-Breck
Owner Ray Sanchez
Mailing Address 2011 Avenue B. Bryan, Texas 77803

B. CLASSIFICATIONS

Sq. Ft. _____ Rooms _____ Story _____

STRUCTURAL USE

____ Residential
____ Commercial

CONSTRUCTION

____ Box
____ Frame
____ Masonry

OCCUPANCY

____ Occupied
____ Vacant
____ Open

C. CODE VIOLATIONS (as checked)

- ____ 1. The building, structure, or any part thereof is liable to partially or fully collapse because of:
(a) Dilapidation, deterioration, or decay
(b) Faulty Construction
(c) The removal, movement or instability of any portion of the ground for support
(d) The deterioration, decay or inadequacy of its foundation
(e) Any other cause
- ____ 2. The structure or any part thereof was constructed or maintained in violation of any provision of the city's building code, or any other applicable ordinance or law of the city, county, state or federal government

NOTES: _____

- ____ 3. Any wall or other vertical structural members list, lean or buckle.
____ 4. The foundation or the vertical or horizontal supporting members are twenty-five(25) percent or more damaged or deteriorated.
____ 5. The nonsupporting coverings of walls, ceilings, roofs, or floors are fifty(50) percent or more damaged or deteriorated.
____ 6. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.

NOTES: _____

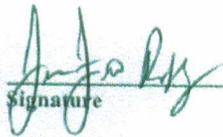
- ____ 7. The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
____ 8. Damages to the structure have caused it to be an attractive nuisance to children, harbor for vagrants, criminals or immoral persons, or be used for purposes of immoral acts.
____ 9. The structure or any part thereof has inadequate means of egress as required by the city's building code.

- 10. The structure does not have adequate light, ventilation, or sanitation facilities as required by the city's building code and plumbing code.
- 11. Injury to persons or damage to property will result because portion, member or appurtenance is likely to fail, become detached or dislodged, or collapse.
- 12. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
 - (a) Holes or cracks in the floor, exterior wall or roof
 - (b) Loose, rotten, warped or protruding boards
- 13. Is manifestly unsafe for the purpose for which it is being used or so as not to give reasonable protection from danger of collapse or fire because of:
 - (a) Defective materials
 - (b) Structural deterioration
 - (c) Interior walls or ceilings with holes, cracks or loose plaster
- 14. Is determined by the CITY HEALTH OFFICER to be unsanitary, unfit for human habitation, to cause sickness or disease because of the following:
 - (a) Inadequate maintenance
 - (b) Dilapidation
 - (c) Decay
 - (d) Damage
 - (e) Faulty construction or arrangement
 - (f) Inadequate light or air (artificial or natural)
 - (g) Inadequate sanitary facilities
- 15. Is determined by the FIRE MARSHALL to be a fire hazard because of:
 - (a) Obsolescence
 - (b) Dilapidated condition
 - (c) Deterioration
 - (d) Damage
 - (e) Inadequate exits
 - (f) Lack of sufficient fire-resistive construction
 - (g) Faulty electric wiring
 - (h) Gas connections or heating apparatus
 - (i) Other cause
- 16. Remains of the structure after demolition or natural causes or otherwise constitute an attractive nuisance to children or hazard to the public.

D. REQUESTED ACTION

- 1. It has been determined upon inspection and investigation that the structure is a "dangerous building" and MUST:
 - (a) Be repaired
 - (b) Not be occupied or inhabited
 - (c) Be demolished
- 2. It has not been determined upon inspection and investigation that the structure is not a "dangerous building"

COMMENTS Mobile home appears to have been recently moved onto lot. Water and sewer also seem to be connected at this address.

Signature 

3/11/2011
Date