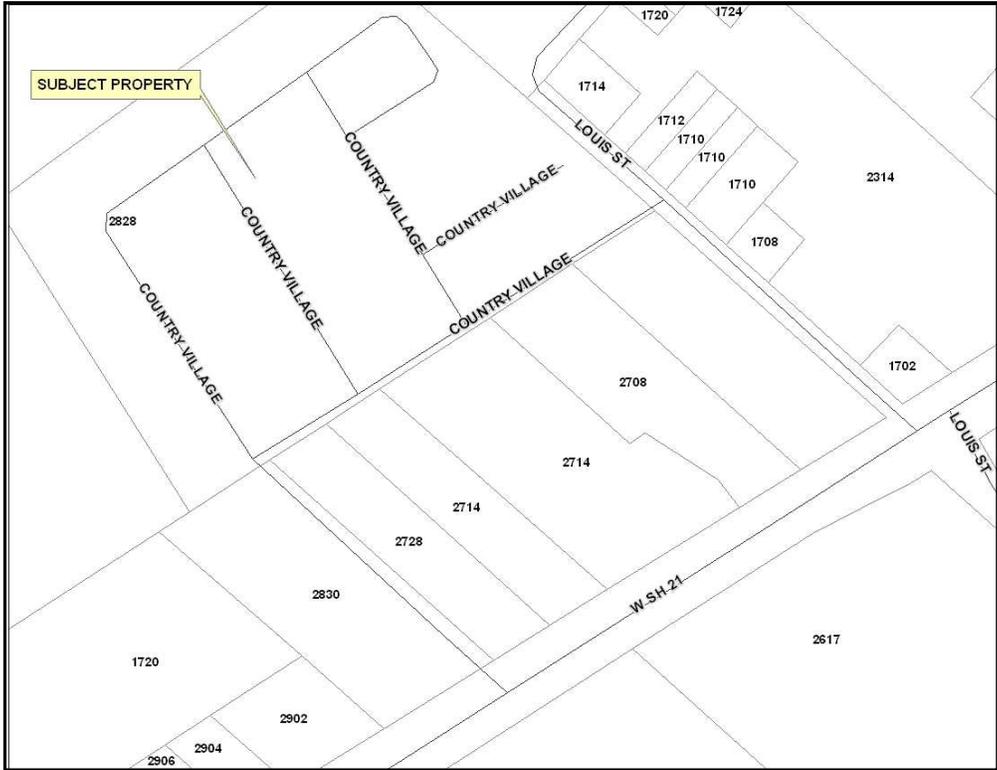


**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**June 27, 2011**



**Case #1726 – 2828 E. State Highway 21 # 45**



**LEGAL DESCRIPTION:** A PORTION OF 14.41 AC, LOT 1, BLOCK 1, M&M PH1, DESIGNATED AS LOT #45

**STRUCTURE(S):**

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

**PROPERTY OWNER(S):** SANDRA L STEELS

**LIENHOLDER(S)/  
MORTGAGEE(S):** HOME SAVINGS ASSOCIATION

**MOBILE HOME PARK  
MANAGER:** OAKWOOD/COUNTRY VILLAGE MHC, RICMAR PROPERTY  
MGMT % JODY MOIR

**IMPROVEMENT VALUE(S)  
(AS APPRAISED BY THE  
BRAZOS COUNTY  
APPRAISAL DISTRICT):** \$1,890 (2011 tax year)

**BACKGROUND:**

This mobile home is located in the Country Village Mobile Home Park Lot # 45. The home is uninhabited and has been without active utilities since July 20, 2007. The Brazos County Tax Appraisal District information shows that the owner of the mobile home uses Lot #45 as her mailing address.

Country Village Mobile Home Park contacted the City about this mobile home. While the rent continues to get paid, the park management has begun the formal eviction process through the Justice of the Peace due to the dilapidated state of the structure. The mobile home's front door has fallen as the door frame has decayed and no longer provides any support. There is a large hole in the living room floor through which one can see the outside ground. The ceiling and roof are also dilapidated and let daylight into the home.

**ATTACHMENTS:**

- (1.) staff recommendation
- (2.) pictures (taken 03/01/11 and 04/04/11)
- (3.) dangerous structures survey reports

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**

**June 27, 2011**

**Case #: 1726**

**Record Owner(s): Sandra L. Steels**

**Building Address: 2828 W. SH 21 #45**

**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

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- 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.**

**PICTURES (taken 04/4/2011):**



**PICTURES (taken 03/01/2011):**



**Pictures taken by Fire Marshall**



# City of Bryan – Building Services

## Dangerous Structures Survey Report

Date April 01, 2011

Case # 1726

### A. LEGAL DESCRIPTION

Address: 2828 W SH-21 #45

A Portion of 14.41 ac, Lot 1 Block 1 Addition M&M Ph 1 Designated as lot #45

Owner: Sandra L. Steels

Mailing Address: 2828 W SH-21 #45, 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)

01. 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
02. 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: Un-secure, water damage visible on interior walls, open storage - ball tub on right side of mh, Numerous pieces of plywood
03. Any wall or other vertical structural members list, lean or buckle.
04. 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.
05. 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.

### CHIEF BUILDING OFFICIAL (as checked)

06. The foundation or the vertical or horizontal supporting members are twenty-five(25) percent or more damaged or deteriorated.
07. The non-supporting coverings of walls, ceilings, roofs, or floors are fifty(50) percent or more damaged or deteriorated.
08. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.

NOTES: \_\_\_\_\_

- \_\_\_ 09. 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**

Andrea Willis  
Signature

4/4/11  
Date

# City of Bryan – Building Services

## Dangerous Structures Survey Report

Date April 01,2011

Case # 1726

A. LEGAL DESCRIPTION

Address: 2828 W SH-21 #45

A Portion of 14.41 ac, Lot 1 Block 1 Addition M&M Ph 1 Designated as lot #45

Owner: Sandra L. Steels

Mailing Address: 2828 W SH-21 #45, Bryan, Texas 77803

B. CLASSIFICATIONS

Sq. Ft. _____	Rooms _____	Story _____
<u>STRUCTURAL USE</u>	<u>CONSTRUCTION</u>	<u>OCCUPANCY</u>
<input type="checkbox"/> Residential	<input type="checkbox"/> Box	<input type="checkbox"/> Occupied
<input type="checkbox"/> Commercial	<input type="checkbox"/> Frame	<input type="checkbox"/> Vacant
	<input type="checkbox"/> Masonry	<input type="checkbox"/> Open

C. CODE VIOLATIONS (as checked)

- 01. 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
  - 02. 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: \_\_\_\_\_
- 03. Any wall or other vertical structural members list, lean or buckle.
  - 04. 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.
  - 05. 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.

CHIEF BUILDING OFFICIAL (as checked)

- 06. The foundation or the vertical or horizontal supporting members are twenty-five(25) percent or more damaged or deteriorated.
- 07. The non-supporting coverings of walls, ceilings, roofs, or floors are fifty(50) percent or more damaged or deteriorated.
- 08. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.

NOTES: \_\_\_\_\_

- \_\_\_ 09. 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 - *unable to observe*
- \_\_\_ 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

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  - (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 *Hole in roof, Rain Damage inside, House not secured*

*Don Pitt* RS# 3540  
Signature

*5 April 2011*  
Date

*Robert P. Johnson Jr* RS# 4349

# City of Bryan – Building Services

## Dangerous Structures Survey Report

Date April 01, 2011

Case # 1726

A. LEGAL DESCRIPTION

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A Portion of 14.41 ac, Lot 1 Block 1 Addition M&M Ph 1 Designated as lot #45

Owner: Sandra L. Steels

Mailing Address: 2828 W SH-21 #45, Bryan, Texas 77803

B. CLASSIFICATIONS

Sq. Ft. < 1,000 S.F.

Rooms 3-4

Story 1

STRUCTURAL USE

Residential

Commercial

CONSTRUCTION

Box

Frame

Masonry

MANUFACTURED HOME

OCCUPANCY

Occupied

Vacant

Open

C. CODE VIOLATIONS (as checked)

01. 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

02. 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: \_\_\_\_\_

03. Any wall or other vertical structural members list, lean or buckle.

04. 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.

05. 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.

CHIEF BUILDING OFFICIAL (as checked)

06. The foundation or the vertical or horizontal supporting members are twenty-five(25) percent or more damaged or deteriorated.

07. The non-supporting coverings of walls, ceilings, roofs, or floors are fifty(50) percent or more damaged or deteriorated.

08. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.

NOTES: HOLE IN ROOF, ROTTEN WALL FRAMING AROUND DOORS & WINDOWS.

- 09. 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:
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COMMENTS FRONT DOOR DETACHED LAYING IN LIVING ROOM, HOLES IN FLOORS,  
ELECTRICAL PANEL COVER OFF - POSSIBLE DAMAGE TO ELECTRICAL, MOLD  
TRASH, DEBRIS, ETC. INSIDE HOME. DECKS & LANDINGS UNSAFE

*[Signature]* 4-5-11  
 Signature Date

# City of Bryan – Building Services

## Dangerous Structures Survey Report

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Owner: Sandra L. Steels

Mailing Address: 2828 W SH-21 #45, Bryan, Texas 77803

### B. CLASSIFICATIONS

Sq. Ft. \_\_\_\_\_

Rooms \_\_\_\_\_

Story 1

#### STRUCTURAL USE

Residential

\_\_\_\_ Commercial

#### CONSTRUCTION

\_\_\_\_ Box  
 Frame  
\_\_\_\_ Masonry

#### OCCUPANCY

\_\_\_\_ Occupied  
 Vacant  
\_\_\_\_ Open

### C. CODE VIOLATIONS (as checked)

- \_\_\_\_ 01. The building, structure, or any part thereof is liable to partially or fully collapse because of:  
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- (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

ROAD TO MHP needs repair  
#45 has openings in roof & floor, mildew throughout  
electrical missing. The bathroom is rotted out. Door jamb rot.

J. J. J.  
 Signature

4-5-4  
 Date