

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**October 24, 2011**



**Case #1741 – 608 N. Sims Avenue**



**LEGAL DESCRIPTION:** CITY OF BRYAN TOWNSITE, BLOCK 164, LOT 6 & PT OF ALLEY

**STRUCTURE(S):**

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

**PROPERTY OWNER(S):** George Cavitt

**LIENHOLDER(S)/  
MORTGAGEE(S):** n/a

**IMPROVEMENT VALUE(S)  
(AS APPRAISED BY THE  
BRAZOS COUNTY**

**APPRAISAL DISTRICT):** \$34,280 (2011 tax year)

**BACKGROUND:**

During its regular meeting on September 26, 2011, the Building and Standards Commission found the building on this property to be unsafe based on the standards set forth in Bryan Code of Ordinances Section 14-224. Commissioners ordered that the building be vacated within 30 days and demolished/removed or repaired within 90 days in accordance with a specific time schedule which is attached to this staff report below. This is the first regular meeting during which **the property owner must demonstrate compliance with the time schedule** which was included in the Commission's order on September 26, 2011. During that meeting, the property owner stated that the structure had been vacated.

On Thursday October 6, 2011, Chief Building Official Greg Cox met with Mr. Cavitt and Preferred Construction on site and inspected the building. No electrical hazards were found that would warrant immediately removing power to the building. Mr. Cavitt and Preferred Construction stated they had the list of repairs and reports needed. The issues and a proposal to change the second floor from six sleeping units to four units were discussed during the meeting.

Preferred Construction stated to Mr. Cavitt that if they were hired they would want the first floor wall finishes removed 2 feet up around the perimeter to lift the walls and make repairs to get the building plumb and level again. Preferred Construction proposed to add grout that would bond to slab and fill gaps at existing slab under repaired and re-leveled wall plates. Mr. Cox advised that a licensed design professional will need to approve the foundation repairs.

On Monday October 12, 2011, the project architect, Mr. Cheeks, contacted Mr. Cox by email sending proposed floor plan ideas and a list of questions. On October 14, 2011, Mr. Cox responded to Mr. Cheeks' questions and scheduled a meeting for October 20, 2011 to discuss the proposed changes, repairs and zoning approvals for proposed uses.

Mr. Cox is requesting that an asbestos survey be performed and a demolition permit obtained as soon as possible. A demolition permit is required for removing such things as old plumbing fixtures, exterior stair, wall finishes, etc. Mr. Cox expects some finishes would need to be removed for licensed design

professional to inspect for structural issues and to ensure all load bearing elements are safe. The demolition permit would not be approval for proposed uses or for final changes/repairs.

**The City's Chief Building Official believes that this property is not currently in compliance with the time schedule for repairs that the Commission ordered for this structure on September 26, 2011. The property owner's plans for repair has raised some land use/zoning issues that need to be resolved before full building permits may be issued for this project so as to avoid that building permits are issued for a land use that is not permitted at this location. In light of these new developments, the City recommends that the Commission issue a new order to the owner, lienholder, or mortgagee to comply with the new time schedule below:**

<b><u>Deadline</u></b>	<b><u>Task</u></b>
by November 18, 2011	obtain demolition permit to allow licensed design professional to inspect building for structural issues and to ensure all load bearing elements are safe
by December 31, 2011	receive all necessary zoning/land use approvals from the City of Bryan
by January 13, 2012	<p>obtain demolition permit, or</p> <ol style="list-style-type: none"><li>1. General Contractor obtain building permit</li><li>2. Licensed Electrician obtain electrical permit</li><li>3. Licensed Plumber obtain plumbing permit</li><li>4. Licensed Mechanical contractor obtain mechanical permit</li><li>5. <b>Submit Engineer's report</b>; engineer report must contain:</li></ol> <ul style="list-style-type: none"><li>• What is happening to foundation, and is it stable? Recommendations and plan of action for repair to foundation if not stable.</li><li>• Recommendations and plan of action for repairs to structural walls, second floor, rear wall, corner bracing at stair, etc.</li><li>• Overall structural evaluation on all structural walls, support columns, 2<sup>nd</sup> floor framing and roof structure.</li><li>• Plans for re-leveling and repairing interior stair way back to safe and level condition.</li><li>• Address any other unsafe conditions not found by city staff.</li><li>• Is the building currently safe to occupy with current structural and foundation issues?</li></ul> <p><b>6. Submit estimates and plans:</b></p> <ul style="list-style-type: none"><li>• The rear exterior metal stair will need to be removed to repair rear wall and siding. A new stair needs to be constructed with adequate footings and code complaint treads, risers, guards, and handrails.</li><li>• Siding needs to be repaired where openings or damage is present.</li><li>• Second floor deck needs to be repaired</li><li>• Immediate pest control is needed and scheduling of pest control at least quarterly.</li><li>• Gas water heater should be removed from the 2<sup>nd</sup> floor bath room and relocated per code.</li></ul>

- Bath room needs new plumbing fixtures and finishes.
- Kitchen and common areas need new finishes and repairs to finish floor.
- Interconnected hard wired smoke detectors should be installed in all rooms and areas at each floor.
- Handrails should be installed each side of interior stair.
- The plumbing pipes exposed at exterior rear wall need to be cleaned up (i.e. capped, anchored properly, remove un unused items, etc.) There is a PVC line draining to cast iron vent - need to verify that this connection meets code.
- Former toilet sewer connection in front right hand apartment needs to be capped.
- All apartments need working electrical outlets and lights controlled by wall mounted switches. (At least one tenant was found without working lights.)
- Pad locks need to be removed from tenant doors at second floor and appropriate door locks installed per code and per Texas apartment/tenant regulations.
- Verification is needed that all areas of the apartments and common area have a heating system that can maintain 68 degrees per code.
- All apartments need apartment number designations on the doors... i.e. A numbering system is required... "201", "202", etc.
- The lattice needs to be removed from at least one window in each apartment for emergency egress and rescue.
- Vacuum breakers need to be installed at any exterior hose bibs.
- Common kitchen area needs cleaning.
- An exterior light is needed over the rear exterior stair.
- Wall finishes need repairing at second floor and stair way to seal all openings.
- Ceiling finishes need to be repaired at second floor to seal all openings.
- A threshold and seal needs to be installed at exterior door to stairway.
- Grilles need to be installed where missing at supply registers.
- Additional electrical outlets needed in kitchen area and possible apartments.
- GFI outlets needed in kitchen area and in bath room.

**Deadline**

**Task**

**by April 13, 2012**

**Complete all requested repairs, city inspections so that a Certificate of Occupancy may be issued for the entire structure.**

**The City further recommends that the Commission order that the owner, lienholder, or mortgagee appear before the Commission at each regularly scheduled meeting to demonstrate compliance with the time schedule, until the preceding orders have been fulfilled.**

**ATTACHMENTS:**

- (1.) time schedule for repairs ordered by Commission on September 26, 2011
- (2.) pictures
- (3.) dangerous structures survey reports with recommendations

**TIME SCHEDULE FOR REPAIRS ORDERED BY THE BUILDING AND STANDARDS  
COMMISSION FOR PROPERTY AT 608 N. SIMS AVENUE ON SEPTEMBER 26, 2011**

<b><u>Deadline</u></b>	<b><u>Task</u></b>
<b>within 30 days</b>	<p><b>obtain demolition permit, or</b></p> <ol style="list-style-type: none"><li><b>1. General Contractor obtain building permit</b></li><li><b>2. Licensed Electrician obtain electrical permit</b></li><li><b>3. Licensed Plumber obtain plumbing permit</b></li><li><b>4. Licensed Mechanical contractor obtain mechanical permit</b></li><li><b>5. Submit Engineer's report;</b> engineer report must contain:<ul style="list-style-type: none"><li>• What is happening to foundation, and is it stable? Recommendations and plan of action for repair to foundation if not stable.</li><li>• Recommendations and plan of action for repairs to structural walls, second floor, rear wall, corner bracing at stair, etc.</li><li>• Overall structural evaluation on all structural walls, support columns, 2<sup>nd</sup> floor framing and roof structure.</li><li>• Plans for re-leveling and repairing interior stair way back to safe and level condition.</li><li>• Address any other unsafe conditions not found by city staff.</li><li>• Is the building currently safe to occupy with current structural and foundation issues?</li></ul></li></ol> <p><b>6. Submit estimates and plans:</b></p> <ul style="list-style-type: none"><li>• The rear exterior metal stair will need to be removed to repair rear wall and siding. A new stair needs to be constructed with adequate footings and code complaint treads, risers, guards, and handrails.</li><li>• Siding needs to be repaired where openings or damage is present.</li><li>• Second floor deck needs to be repaired</li><li>• Immediate pest control is needed and scheduling of pest control at least quarterly.</li><li>• Gas water heater should be removed from the 2<sup>nd</sup> floor bath room and relocated per code.</li><li>• Bath room needs new plumbing fixtures and finishes.</li><li>• Kitchen and common areas need new finishes and repairs to finish floor.</li><li>• Interconnected hard wired smoke detectors should be installed in all rooms and areas at each floor.</li><li>• Handrails should be installed each side of interior stair.</li><li>• The plumbing pipes exposed at exterior rear wall need to be cleaned up (i.e. capped, anchored properly, remove un unused items, etc.) There is a PVC line draining to cast iron vent - need to verify that this connection meets code.</li><li>• Former toilet sewer connection in front right hand apartment needs to be capped.</li></ul>

- All apartments need working electrical outlets and lights controlled by wall mounted switches. (At least one tenant was found without working lights.)
- Pad locks need to be removed from tenant doors at second floor and appropriate door locks installed per code and per Texas apartment/tenant regulations.
- Verification is needed that all areas of the apartments and common area have a heating system that can maintain 68 degrees per code.
- All apartments need apartment number designations on the doors... i.e. A numbering system is required.... "201", "202", etc.
- The lattice needs to be removed from at least one window in each apartment for emergency egress and rescue.
- Vacuum breakers need to be installed at any exterior hose bibs.
- Common kitchen area needs cleaning.
- An exterior light is needed over the rear exterior stair.
- Wall finishes need repairing at second floor and stair way to seal all openings.
- Ceiling finishes need to be repaired at second floor to seal all openings.
- A threshold and seal needs to be installed at exterior door to stairway.
- Grilles need to be installed where missing at supply registers.
- Additional electrical outlets needed in kitchen area and possible apartments.
- GFI outlets needed in kitchen area and in bath room.

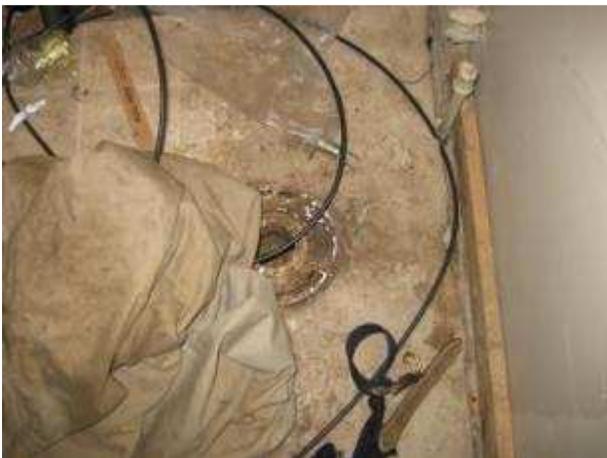
**Deadline**

**within 90 days**

**Task**

**Complete all requested repairs, city inspections, and obtain new Certificate of Occupancy for apartments and ground floor.**

**PICTURES:**









CITY OF BRYAN  
The Good Life, Texas Style.

# Dangerous Structures Survey Report

Chief Building Official

Case # 1741

**A. PROPERTY DESCRIPTION**

Address 608 N Sims

Lot(s) 6-7,pt of alley Block(s) 164 Addition(s) City of Bryan Townsite

Owner(s) George Cavitt

Mailing Address 605 N Parker Ave, Bryan, TX 77803

**B. SPECIFICATIONS**

Sq. Ft. \_\_\_\_\_ Rooms 12<sup>+</sup> Stories 2 Structures 1

**STRUCTURAL USE**

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure

**CONSTRUCTION**

- Box
- Frame
- Masonry
- Mobile Home

**OCCUPANCY**

- Occupied
- Vacant
- Open

**C. FINDINGS**

01. The structure or a part thereof was constructed or maintained in violation of a provision of the City's building code, other applicable ordinance, state law, or federal law. Specifically, the following:

2009 IBC /Section 116 Unsafe Structures, 2005 NEC, 2009 IPC, 2009 IFGC

02. Any wall or other vertical structural members list, lean, or buckle to an extent that a plumbline passing through the center of gravity falls outside of the middle third of its base.

03. The foundation or the vertical or horizontal supporting members are materially damaged or deteriorated.

04. The non-supporting coverings of walls, ceilings, roofs, or floors are materially damaged or deteriorated.

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

06. The structure or any part thereof has inadequate means of egress as required by the city's building code.

- 07. The structure is unsanitary, unfit for human habitation, or likely to cause sickness due to damage, deterioration, or inadequate design/construction. Specifically the structure does not meet the city's requirements for:
  - light
  - ventilation
  - sanitation facilities
  
- 08. Injury to persons or damage to property will result because portion, member or appurtenance is likely to fail, become detached or dislodged, or collapse.
  
- 09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
  - Holes or cracks in the floor, exterior wall or roof
  - Loose, rotten, warped or protruding boards
  
- 10. 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:
  - Defective materials
  - Structural deterioration
  - Interior walls or ceilings with holes, cracks or loose plaster

**COMMENTS**    See attachment

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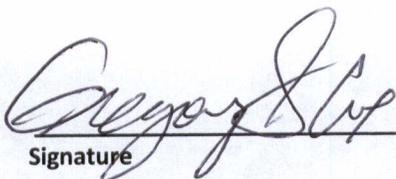
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**D.    DETERMINATION**

- 1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured and:
  - A.  Be vacated    OR     remain unoccupied; and
  - B.  Be repaired    OR     be demolished.
  
- 2. It has been determined upon inspection and investigation that the structure is not dangerous, unsafe, or a hazard to public health as defined by the City's Code of Ordinances.



GREGORY S COX

7-7-11

Signature

Printed Name

Date

Case # \_\_\_\_\_



CITY OF BRYAN  
The Good Life, Texas Style.

# Dangerous Structures Survey Report

Fire Marshal

Case # 1741

A. PROPERTY DESCRIPTION

Address 608 N Sims

Lot(s) 6-7, pt of alley Block(s) 164 Addition(s) City of Bryan Townsite

Owner(s) George Cavitt

Mailing Address 605 N Parker Ave, Bryan, TX 77803

SPECIFICATIONS

Sq. Ft. \_\_\_\_\_ Rooms \_\_\_\_\_ Stories 2 Structures 1

STRUCTURAL USE

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure

CONSTRUCTION

- Box
- Frame
- Masonry
- Mobile Home

OCCUPANCY

- Occupied
- Vacant
- Open

B. FINDINGS

- 01. The structure or a 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. I estimate that 20% of the structure is considered a loss.
- 02. The structure or a part thereof has deteriorated to such an extent that it has become dangerous to the public health, safety, and welfare.
- 03. The structure or a part thereof does not have adequate means of egress as required by the City's building code, and poses a danger in case of fire or panic.
- 04. The structure or a part thereof lacks necessary fire-resistive construction, and the threat of a fire in the structure poses a risk to inhabitants, neighboring structures, and fire department personnel.
- 05. Obsolete, damaged, or deteriorated electric wiring, gas connections, heating apparatus, or other mechanical infrastructure present a risk of fire.
- 06. The proximity of the structure or a part thereof to other structures on this or neighboring properties constitutes a fire hazard for the other structures.

C. X 07. The structure or a part thereof is in violation of the City's fire code.  
DETERMINATION

- A 1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured and:
- A. A Be vacated OR \_\_\_ remain unoccupied; and
  - B. \_\_\_ Be repaired OR X be demolished.
- \_\_\_ 2. It has been determined upon inspection and investigation that the structure is not dangerous, unsafe, or a hazard to public health as defined by the City's Code of Ordinances.

COMMENTS

This bldg is commercial occupancy on bottom and boarding house on 2nd floor.

The slab is cracked and has sunken on the AD corner.

The restrooms 1st floor are an add-on and are showing separation from main structure

2nd floor is boarding house & common bath & kitchen

There is wall openings along sides of stairs.

The hall floor has soft spots & loose boards

The individual rooms have unvented gas space heaters

The kitchen walls and floor are not plumb on level.

The rear ext stairs lean against the building  
The building appears out of plumb along 'C' side

*Fred Taylor*

FRED TAYLOR / DSM

7-14-11



CITY OF BRYAN  
The Good Life, Texas Style.

# Dangerous Structures Survey Report

Code Enforcement

Case # 1741

**A. PROPERTY DESCRIPTION**

Address 608 N Sims

Lot(s) 6-7,pt of alley Block(s) 164 Addition(s) City of Bryan Townsite

Owner(s) George Cavitt

Mailing Address 605 N Parker Ave, Bryan, TX 77803

**B. SPECIFICATIONS**

Sq. Ft. \_\_\_\_\_ Rooms \_\_\_\_\_ Stories \_\_\_\_\_ Structures \_\_\_\_\_

STRUCTURAL USE

CONSTRUCTION

OCCUPANCY

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure

- Box
- Frame
- Masonry
- Mobile Home

- Occupied
- Vacant
- Open

**C. FINDINGS**

- 01. The building, structure, or a part thereof is unsecured and open.
- 02. The building, structure, or a part thereof is being used by criminals, vagrants, or squatters for the purpose of suspected illegal activity.
- 03. The building, structure, or a part thereof presents an attractive nuisance to children.

**D. DETERMINATION**

- 1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured or has been secured and must remain so.
- 2. It has been determined upon inspection and investigation that the structure is not dangerous, unsafe, or a hazard to public health as defined by the City's Code of Ordinances.

