BUILDING AND STANDARDS COMMISSION
STAFF REPORT

October 24, 2011

CITY OF BRYAN

Case #1764 – 1701 Grant Street

LEGAL DESCRIPTION: Lots 1-3 in Block 2 of McCulloch Addition Subdivision Phase 3

STRUCTURE(S):

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

PROPERTY OWNER(S): Maggie Morgan & Shirley Lorenzo

LIENHOLDER(S)/ MORTGAGEE(S): none

IMPROVEMENT VALUE(S) (AS APPRAISED BY THE BRAZOS COUNTY APPRAISAL DISTRICT): $20,440 (2011 tax year)

BACKGROUND: This property was brought to Code Enforcement's attention as it appeared unoccupied and the windows were boarded up. An investigation revealed that the utilities have not been active at this location since May 10, 2007. There have been several nuisance violations at this location, including weeds and grass in excess of 12 inches in height and livestock being kept too close to adjacent residential properties. In addition, there has been evidence that vagrants have entered the structure through previously-secured openings. The structure has been re-secured several times.

ATTACHMENTS:

(1.) staff recommendation
(2.) pictures
(3.) dangerous structures survey reports with recommendations

BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION

CITY OF BRYAN

October 24, 2011

Case #: 1764
Building Address: 1701 Grant Street
Record Owner(s): Maggie Morgan

The City's Chief Building Official has requested this Commission hearing to discuss the building on this property, and all legal notices of the hearing were provided to record 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.

☐ the accessory structure(s) is/are occupied and pose a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated.

☐ the building 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 building.

☐ the accessory structure(s) is/are 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(s).

☐ the building may feasibly be repaired so that it is no longer in violation of City ordinances.

☒ **the building may not be feasibly repaired in compliance with City ordinances.**

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

☐ vacate the building within ____ days.

☐ secure the building ☐ and accessory structure(s) from unauthorized entry within 30 days.

☒ **demolish/remove the building within 30 days.**

☐ demolish/remove or ☐ repair the building ☐ and accessory structure(s) 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.

PICTURES:

09.13.2011

09.13.2011

09.13.2011

09.13.2011

09 13 2011

09 13 2011

Dangerous Structures Survey Report

CITY OF BRYAN
The Good Life, Texas Style.

Chief Building Official **Case #1764**

A. PROPERTY DESCRIPTION

Address 1701 GRANT STREET

Lot(s) 1-3 Block(s) 2 Addition(s) MCCULLOCH ADDN

Owner(s) MORGAN MUGGIE OLEAN & SHIRLEY LORENZO

Mailing Address 13110 KUYKENDAHL ROAD # 101, HOUSTON, TX 77090-6707

B. SPECIFICATIONS

Sq. Ft._____ Rooms 6 Stories_____ Structures_____

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
X Residential/Single Family	X Box	___ Occupied
___ Mixed Use	X Frame	X Vacant
___ Commercial	___ Masonry	X Open
___ Residential/Multi Family	___ Mobile Home	
___ Accessory Structure		

C. FINDINGS

X 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 IRC

___ 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.

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

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

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

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

X 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
X ventilation
X sanitation facilities

X 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.

X 09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:

X Holes or cracks in the floor, exterior wall or roof
X Loose, rotten, warped or protruding boards

X 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:

X Defective materials
X Structural deterioration
X Interior walls or ceilings with holes, cracks or loose plaster

COMMENTS REAR PORCH ADDITION NOT BUILT TO CODE, EXPOSED WIRING IN LAUNDRY ADDITION. UNSECURED. CEILING FINISHES FALLING, FOUNDATION (CORIED LAID BLOCKS > 50% DAMAGED) OPEN SEWER AT EXTERIOR.

D. **DETERMINATION**

X 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 X 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.

Signature	Printed Name	Date
Gregory S Cox	GREGORY S COX	9-15-11

Case # 1764

Dangerous Structures Survey Report

CITY OF BRYAN
"The Good Life, Texas Style."

Code Enforcement **Case #1764**

A. PROPERTY DESCRIPTION

Address 1701 GRANT STREET

Lot(s) 1-3 Block(s) 2 Addition(s) MCCULLOCH ADDN

Owner(s) MORGAN MUGGIE OLEAN & SHIRLEY LORENZO

Mailing Address 13110 KUYKENDAHL ROAD # 101, HOUSTON, TX 77090-6707

B. SPECIFICATIONS

Sq. Ft._____ Rooms_____ Stories_____ Structures_____

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
_x___ Residential/Single Family	_____ Box	_____ Occupied
_____ Mixed Use	_x___ Frame	_x___ Vacant
_____ Commercial	_____ Masonry	_x___ Open
_____ Residential/Multi Family	_____ Mobile Home	
_____ Accessory Structure		

C. FINDINGS

__x__ 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.

__x__ 03. The building, structure, or a part thereof presents an attractive nuisance to children.

D. DETERMINATION

_x___ 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.

COMMENTS

Sandra Willis 9/13/11

Signature **Printed Name/Title** **Date**

Case # _____

Dangerous Structures Survey Report

Fire Marshal **Case #1764**

A. **PROPERTY DESCRIPTION**

Address 1701 GRANT STREET

Lot(s) 1-3 Block(s) 2 Addition(s) MCCULLOCH ADDN

Owner(s) MORGAN MUGGIE OLEAN & SHIRLEY LORENZO

Mailing Address 13110 KUYKENDAHL ROAD # 101, HOUSTON, TX 77090-6707

B. **SPECIFICATIONS**

Sq. Ft._____ Rooms_____ Stories____1_____ Structures_____

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
___X_ Residential/Single Family	_____ Box	_____ Occupied
_____ Mixed Use	__X__ Frame	__X__ Vacant
_____ Commercial	_____ Masonry	___X_ Open
_____ Residential/Multi Family	_____ Mobile Home	
_____ Accessory Structure		

C. **FINDINGS**

___X_ 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 ___70_% of the structure is considered a loss.

____X 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.

_X___ 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.

___X_ 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.

__X__ 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.

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

D. DETERMINATION

___X_ 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 _X_ 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 SHEETROCK PULLING LOOSE FROM CEILING

FLOOR DEVIATIONS

HOLES IN WALLS

FRONT DOOR BLOCKED

WINDOWS BROKEN

Signature	Printed Name/Title	Date