

LEGAL DESCRIPTION: Lot 15 in Block 2 of Yeager Subdivision

STRUCTURE(S):

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

PROPERTY OWNER(S): Interstate Advisors LLC

**LIENHOLDER(S)/
MORTGAGEE(S):** none

**IMPROVEMENT VALUE(S)
(AS APPRAISED BY THE
BRAZOS COUNTY
APPRAISAL DISTRICT):** \$4,850 (2011 tax year)

BACKGROUND:

During its regular meeting on July 25, 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 repaired within 90 days. During this regular meeting, **the property owner must demonstrate compliance with the time schedule for repairs.**

Following the Commission's July 25, 2011 meeting, the property owner applied for and was issued appropriate building, plumbing and electrical permits. As of October 10, 2011 there have been approved building, framing and plumbing rough-in inspections. A site inspection on October 13, 2011 revealed the following:

1. No portable toilet on property (required for workers on site).
2. All blackened lumber from previous fire needs to be painted with the Fire stop 1 & 3.
3. The framing will need to be inspected again after electrical rough in, mechanical rough in, and plumbing top out; then insulation inspection after that before sheet rock install.
4. The back rooms and one front room with wood sheathing at ceilings show some deflection, please have framer install a beam in attic to support and level the ceiling joist out.
5. Floor joist hangers at the porch framing need to be installed.
6. Crawl space needs ventilation and access and skirting.

The property owner stated his intentions to have all work completed by October 24, 2011. Please also refer to attached pictures.

The City's Chief Building Official believes that substantial progress on the repair of the structure has been made in this particular case. The City recommends that the Commission issue a new order to the owner, lienholder, or mortgagee to finish repairing the building so that a Certificate of Occupancy may be issued by December 31, 2011.

ATTACHMENTS:

- (1.) pictures (June 28 and October 13, 2011)

PICTURES (June 28, 2011):









PICTURES (October 13, 2011):





