BUILDING AND STANDARDS COMMISSION
STAFF REPORT

November 28, 2011

CITY OF BRYAN

Case #1773 – 307 W 21st Street

LEGAL DESCRIPTION: Lot 11 in Block 3 of City of Bryan Townsite

STRUCTURE(S):

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

PROPERTY OWNER(S): Aniket Sebir

LIENHOLDER(S)/ MORTGAGEE(S): None

IMPROVEMENT VALUE(S) (AS APPRAISED BY THE BRAZOS COUNTY APPRAISAL DISTRICT): $11,730

BACKGROUND: In June 2011, Chief Building Official Greg Cox met with the new owner of this property which is occupied by a commercial structure (formerly known as Ferro's Grocery) and this residential structure. Mr. Cox requested that this former residence be scheduled for consideration by the Building and Standards Commission due to its apparent dilapidated condition.

ATTACHMENTS:

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

BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION

CITY OF BRYAN

November 28, 2011

Case #: 1773
Building Address: 307 W 21st Street
Record Owner(s): Aniket Sebir

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:

Dangerous Structures Survey Report

Chief Building Official **Case # 1773**

A. **PROPERTY DESCRIPTION**

Address 307 W 21st Street,

Lot(s) 9 & 10 (pts of) **Block(s)** 144 **Addition(s)** City of Bryan Townsite

Owner(s) Aniket Sebir

Mailing Address 400 2nd Street #B, College station, TX 77840

B. **SPECIFICATIONS**

Sq. Ft._____ **Rooms** 5 **Stories** 1 **Structures** 1

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
X Residential/Single Family	X Box	____ Occupied
____ Mixed Use	____ Frame	X Vacant
____ Commercial	____ Masonry	____ 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:**

2005 NEC, 2009 IRC

X 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
____ 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:

____ Holes or cracks in the floor, exterior wall or roof
____ 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 (1) NOT FEASIBLE TO REPAIR (2) EXPOSED WIRING (3) EXTENSION CORDS USED FOR PERMANENT WIRING (ILLEGAL) (4) FOUNDATION FOOTINGS >50% DAMAGED (5) HOUSE LEANS TO ONE SIDE (6.) BOX FRAME (NO STUDS) (7.) BEING USED FOR STORAGE (8) ONLY TWO CIRCUITS IN ELECTRICAL PANEL, EXTENSION CORD TIED INTO ELECT. PANEL (9.) ROTTEN SILL 4X6 BEAMS ALL AROUND, SOME ON GROUND (10.) BATH ROOM ADDITION IS ON GROUND WITH ALOT OF ROT.

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.

Gregory S Cox | GREGORY S COX | 10-15-11

Signature | Printed Name | Date

Case # _____

Dangerous Structures Survey Report

Code Enforcement

Case # 1773

CITY OF BRYAN
The Good Life, Texas Style.

A. PROPERTY DESCRIPTION

Address 307 W 21st Street,

Lot(s) 9 & 10 (pts of) **Block(s)** 144 **Addition(s)** City of Bryan Townsite

Owner(s) Aniket Sebir

Mailing Address 400 2nd Street #B, College station, TX 77840

B. SPECIFICATIONS

Sq. Ft._____ **Rooms**_____ **Stories** 1 **Structures** 1

STRUCTURAL USE

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

CONSTRUCTION

- ____ Box
- X Frame
- ____ Masonry
- ____ Mobile Home

OCCUPANCY

- ____ Occupied
- X Vacant
- ____ Open

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 Couch on front yard, 2 doors and pair of 2x4 lumber on front porch as well. Gas meter, and EL meter gone. Box for fuse or 2 circuit fuse breaker remains on the house.

Sandra Willis — Sandra Willis / Code Enforcement — 10-17-11

Signature — Printed Name/Title — Date

Case # 1773

Dangerous Structures Survey Report

Fire Marshal **Case # 1773**

CITY OF BRYAN
The Good Life, Texas Style.

A. PROPERTY DESCRIPTION

Address 307 W 21st Street,

Lot(s) 9 & 10 (pts of) **Block(s)** 144 **Addition(s)** City of Bryan Townsite

Owner(s) Aniket Sebir

Mailing Address 400 2nd Street #B, College station, TX 77840

B. SPECIFICATIONS

Sq. Ft._____ **Rooms**_____ **Stories** 1 **Structures** 1

STRUCTURAL USE

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

CONSTRUCTION

- _____ Box
- X Frame
- _____ Masonry
- _____ Mobile Home

OCCUPANCY

- _____ Occupied
- X Vacant
- _____ Open

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 100% 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.

__N__ 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

1. Home leaning
2. floor un level
3. BAD elec wiring

FRED TAYLOR DFM 10-17-11

Signature	Printed Name/Title	Date