

PROPERTY OWNER(S): Carmaleete Kocman Northcutt
% Cynthia P & Edward Horton

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

**IMPROVEMENT VALUE(S) AND MANUFACTURED DATES FROM BRAZOS COUNTY
APPRAISAL DISTRICT FOR 2011 TAX YEAR:**

CASE #1774 (LOT 1): \$1,010 (1983)

CASE #1782 (LOT 2): \$1,720 (1983)

CASE #1783 (LOT 7): \$ (UNKNOWN)

CASE #1784 (LOT 12): \$ (UNKNOWN)

BACKGROUND: Since 2009, City staff has been in discussions with park owners concerning general violations at this park, City Council's mandate to enforce the manufactured housing park ordinance and the removal of unsafe/damaged homes from this park. The most recent meeting with the current owner occurred on November 9, 2011. More than 2 years later several damaged, unoccupied manufactured homes have remained in the park.

ATTACHMENTS FOR EACH CASE:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



December 19, 2011

Case #: 1811

Building Address: 1000 Alice Street, Lot # 1

Record Owner(s): Carmaleete Kocman Northcutt % Cynthia P & Edward Horton

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 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.

1000 ALICE STREET, LOT # 1





Dangerous Structures Survey Report

Code Enforcement

Case 1811

A. PROPERTY DESCRIPTION

Address 1000 Alice Street #1

Lot(s) 8 & pts of 6 & 7 Block(s) 6 Addition(s) Thomas Heights (Northcutt MHP)

Owner(s) Northcutt Carmaleete Kocman % Horton Cynthia P & Edward

Mailing Address 1407 Swale, San Antonio, TX 78248

B. SPECIFICATIONS

Sq. Ft. _____ Rooms 2 Stories _____ Structures 1

STRUCTURAL USE

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

CONSTRUCTION

- Box
- Frame
- Masonry
- Mobile Home

OCCUPANCY

- Occupied
- Vacant / Secured
- 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.

COMMENTS Electric meter removed

Water line disconnected

Gas line on position

NO visible HUDtag on MH

Tires stored on top of mobile home

Sandra Willis

Signature

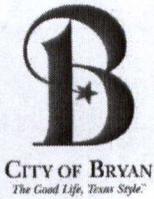
Sandra Willis/Code Officer

Printed Name/Title

11/08/11

Date

Case # 1811



Dangerous Structures Survey Report

Chief Building Official

Case #1811

A. PROPERTY DESCRIPTION

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Lot(s) 8 & pts of 6 & 7 Block(s) 6 Addition(s) Thomas Heights (Northcutt MHP)

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Mailing Address 1407 Swale, San Antonio, TX 78248

B. SPECIFICATIONS

Sq. Ft. _____

Rooms _____

Stories 1

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 IRC / 2005 NEC

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

① EXTENSIVE ROOF DAMAGE ⑨ MISSING EXTERIOR PLUG COVER ⑳ NO HEATER

② DAMAGED SIDING ⑩ OPEN ELECTRICAL BOXES ㉑ BROKEN WINDOWS

③ UNSECURED

④ DAMAGED MEANS OF EGRESS ⑪ NO STATE TAGS

⑤ DAMAGE OR MISSING SKIRTING ⑫ LOOSE INSULATION & BELLY PAN

⑬ BROKEN WATER LINES

⑥ MISSING EXTERIOR A/C UNIT / DAMAGED CONDUIT. ⑭ NO GAS

⑮ DAMAGED ELECTRICAL PANEL / NO METER

⑦ TIRES ON ROOF ⑯ OLD POLE ON GROUND

⑧ TRASH & DEBRIS IN YARD ⑰ HOLES IN FLOORS / WALLS @ INTERIOR UNPERMITTED FRAMING REPAIRS

⑱ DAMAGED ELECTRICAL, OPEN WIRE

⑲ HOLES IN WALLS / FLOORS

㉒ DAMAGED CEILING

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 J Cox

Signature

GREGORY SCOX

Printed Name

11-09-11

Date



Dangerous Structures Survey Report

Fire Marshal

Case #1811

A. PROPERTY DESCRIPTION

Address 1000 Alice Street #1

Lot(s) 8 & pts of 6 & 7 Block(s) 6 Addition(s) Thomas Heights (Northcutt MHP)

Owner(s) Northcutt Carmaleete Kocman % Horton Cynthia P & Edward

Mailing Address 1407 Swale, San Antonio, TX 78248

B. SPECIFICATIONS

Sq. Ft. _____ Rooms _____ Stories 1 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 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.
- 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.

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



December 19, 2011

Case #: 1812

Building Address: 1000 Alice Street, Lot # 2

Record Owner(s): Carmaleete Kocman Northcutt % Cynthia P & Edward Horton

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.
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- 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 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.

1000 ALICE STREET, LOT # 2





Dangerous Structures Survey Report

Code Enforcement

Case 1812

A. PROPERTY DESCRIPTION

Address 1000 Alice Street #2

Lot(s) 8 & pts of 6 & 7 Block(s) 6 Addition(s) Thomas Heights (Northcutt MHP)

Owner(s) Northcutt Carmaleete Kocman % Horton Cynthia P & Edward

Mailing Address 1407 Swale, San Antonio, TX 78248

B. SPECIFICATIONS

Sq. Ft. _____

Rooms 3

Stories _____

Structures 1

STRUCTURAL USE

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

CONSTRUCTION

- Box
- Frame
- Masonry
- Mobile Home

OCCUPANCY

- Occupied
- Vacant/*secured*
- 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.

COMMENTS

- HUD PLATE ON MH: TEX 229596
- GAS Line disconnected going to mh
- Electric pole next to mh on the ground but meter box on the east side of structure. NO METER
- Some wind blown trash/litter around the structure
- Grass needs to be mowed around and behind it

S Willis

Signature

Sandra Willis / Code Officer

Printed Name/Title

11-8-11

Date

Case # 1812



Dangerous Structures Survey Report

Chief Building Official

Case # 1812

A. PROPERTY DESCRIPTION

Address 1000 Alice Street #2

Lot(s) 8 & pts of 6 & 7 Block(s) 6 Addition(s) Thomas Heights (Northcutt MHP)

Owner(s) Northcutt Carmaleete Kocman % Horton Cynthia P & Edward

Mailing Address 1407 Swale, San Antonio, TX 78248

B. SPECIFICATIONS

Sq. Ft. _____ Rooms _____ Stories 1 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:
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- 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.
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- 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 (1) TRASH & DEBRIS IN YARD (9) LOOSE ELECTRICAL RECEPTACLES
 (2) NO SKIRTING (10) INTERIOR - ELECTRICAL PANEL DAMAGED
 (3) DAMAGED/ROTTEN SIDING/HOLES (11) HOLES IN WALLS/FLOORS/CLG
 (4) DAMAGED/ROTTEN FRAMING SEVERE STRUCTURAL ISSUE (12) HEATER DAMAGED
 (5) MISSING OR BROKEN TIE DOWN ANCHORS (13) DAMAGED INTERIOR FINISHES
 (6) DAMAGED ELECT PANEL & SERVICE ON HOUSE TAG TEX 229596
 (7) LOOSE INSULATION & BELLY PAN
 (8) DAMAGED ROOF/FASCIA TRIM

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 J Cox
Signature

GREGORY S COX
Printed Name

11-09-11
Date



Dangerous Structures Survey Report

Fire Marshal

Case #1812

A. PROPERTY DESCRIPTION

Address 1000 Alice Street #2

Lot(s) 8 & pts of 6 & 7 Block(s) 6 Addition(s) Thomas Heights (Northcutt MHP)

Owner(s) Northcutt Carmaleete Kocman % Horton Cynthia P & Edward

Mailing Address 1407 Swale, San Antonio, TX 78248

B. SPECIFICATIONS

Sq. Ft. _____ Rooms _____ Stories 1 Structures 1

STRUCTURAL USE

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

CONSTRUCTION

Box
 Frame
 Masonry
 1 Mobile Home

OCCUPANCY

Occupied
 1 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.
- X 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.

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



December 19, 2011

Case #: 1813

Building Address: 1000 Alice Street, Lot # 7

Record Owner(s): Carmaleete Kocman Northcutt % Cynthia P & Edward Horton

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):

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Deadline

Task

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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.

1000 ALICE STREET, LOT # 7





Dangerous Structures Survey Report

Code Enforcement

Case 1813

A. PROPERTY DESCRIPTION

Address 1000 Alice Street #7

Lot(s) 8 & pts of 6 & 7 Block(s) 6 Addition(s) Thomas Heights (Northcutt MHP)

Owner(s) Northcutt Carmaleete Kocman % Horton Cynthia P & Edward

Mailing Address 1407 Swale, San Antonio, TX 78248

B. SPECIFICATIONS

Sq. Ft. _____ Rooms 2 Stories 1 Structures 1

STRUCTURAL USE

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

CONSTRUCTION

- Box
- Frame
- Masonry
- Mobile Home

OCCUPANCY

- Occupied
- Vacant */secured*
- 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.
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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 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 NO HUD PLATE VISIBLE

Tires stored outside

Water off

Fencing material, pieces of plywood, + other debris visible
in the back yard.

Electrical meter removed

GAS still connected to structure

S Willis

Signature

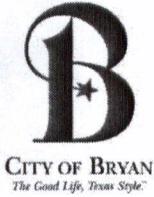
Sandra Willis / Code Officer

Printed Name/Title

11-8-11

Date

Case # 1813



Dangerous Structures Survey Report

Chief Building Official

Case #1813

A. PROPERTY DESCRIPTION

Address 1000 Alice Street #7

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Owner(s) Northcutt Carmaleete Kocman % Horton Cynthia P & Edward

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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 (1) TRASH INSIDE & OUTSIDE HOME

(8) DAMAGED SIDING

(2) OLDER TRAILER - PRE 1976

(9) NO STEPS OR LANDINGS AT DOORS

(3) LOOSE / BROKEN / ROTTEN WALLS

(4) LOOSE STRUCTURAL FRAMING AT ROOF

(10) MISSING OR LOOSE CRAWL SPACE SKIRTING

(5) HEATER DAMAGED

(6) MOST ELECTRICAL DEVICES & FIXTURES DAMAGED

(7) FLOOR ROTTEN AROUND FRONT DOOR

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

Signature

GREGORY S COX

Printed Name

11-09-11

Date



CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Fire Marshal

Case #1813

A. PROPERTY DESCRIPTION

Address 1000 Alice Street #7

Lot(s) 8 & pts of 6 & 7 Block(s) 6 Addition(s) Thomas Heights (Northcutt MHP)

Owner(s) Northcutt Carmaleete Kocman % Horton Cynthia P & Edward

Mailing Address 1407 Swale, San Antonio, TX 78248

B. SPECIFICATIONS

Sq. Ft. _____

Rooms _____

Stories 1

Structures 1

STRUCTURAL USE

CONSTRUCTION

OCCUPANCY

Residential/Single Family

_____ Box

_____ Occupied

_____ Mixed Use

_____ Frame

Vacant

_____ Commercial

_____ Masonry

_____ Open

_____ Residential/Multi Family

Mobile Home

_____ Accessory Structure

C. 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 100% 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.

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



December 19, 2011

Case : 1814

Building Address: 1000 Alice Street, Lot # 12

Record Owner(s): Carmaleete Kocman Northcutt % Cynthia P & Edward Horton

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 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.

1000 ALICE STREET, LOT # 12





CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Code Enforcement

Case 1814

A. PROPERTY DESCRIPTION

Address 1000 Alice Street #12

Lot(s) 8 & pts of 6 & 7 Block(s) 6 Addition(s) Thomas Heights (Northcutt MHP)

Owner(s) Northcutt Carmaleete Kocman % Horton Cynthia P & Edward

Mailing Address 1407 Swale, San Antonio, TX 78248

B. SPECIFICATIONS

Sq. Ft. _____

Rooms _____

Stories 1

Structures 1

STRUCTURAL USE

CONSTRUCTION

OCCUPANCY

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

- Box
- Frame
- Masonry
- Mobile Home

- Occupied
- Vacant / *secured*
- 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.

COMMENTS NO VISIBLE HUD TAG ON MH

GAS LINE REMAINS CONNECTED TO THE STRUCTURE

UTILITY POLE HAS NO ELECTRIC METER AND LEANING AGAINST TREE.

WATER OFF

S Willis
Signature

Sandra Willis / Code Officer
Printed Name/Title

11-8-11
Date

Case # 1814



Dangerous Structures Survey Report

Chief Building Official

Case #1814

A. PROPERTY DESCRIPTION

Address 1000 Alice Street #12

Lot(s) 8 & pts of 6 & 7 Block(s) 6 Addition(s) Thomas Heights (Northcutt MHP)

Owner(s) Northcutt Carmaleete Kocman % Horton Cynthia P & Edward

Mailing Address 1407 Swale, San Antonio, TX 78248

B. SPECIFICATIONS

Sq. Ft. _____

Rooms _____

Stories 1

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 IRC / 2005 NEC
- 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 (1) NO SKIRTING (8) NO HEATER

- (2) OPEN WALL IN LIVING ROOM (9) LOOSE PLYWOOD FLOORS
- (3) TRASH IN & AROUND (10) BROKEN WINDOWS
- (4) DAMAGED ELECTRICAL OUTLETS & FIXTURES (11) LOOSE/BROKEN STRAPS
- (5) ROTTEN & LOOSE WALLS AROUND WINDOWS (12) NO STEPS/LANDINGS
- (6) ROTTEN FLOORS
- (7) EXPOSED ROMEX

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

Signature

GREGORY S COX

Printed Name

11-09-11

Date



CITY OF BRYAN
The Good Life, Texas Style

Dangerous Structures Survey Report

Fire Marshal

Case #1814

A. PROPERTY DESCRIPTION

Address 1000 Alice Street #12

Lot(s) 8 & pts of 6 & 7 Block(s) 6 Addition(s) Thomas Heights (Northcutt MHP)

Owner(s) Northcutt Carmaleete Kocman % Horton Cynthia P & Edward

Mailing Address 1407 Swale, San Antonio, TX 78248

B. SPECIFICATIONS

Sq. Ft. _____

Rooms _____

Stories 1

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

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- 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.
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- 05. Obsolete, damaged, or deteriorated electric wiring, gas connections, heating apparatus, or other mechanical infrastructure present a risk of fire.
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