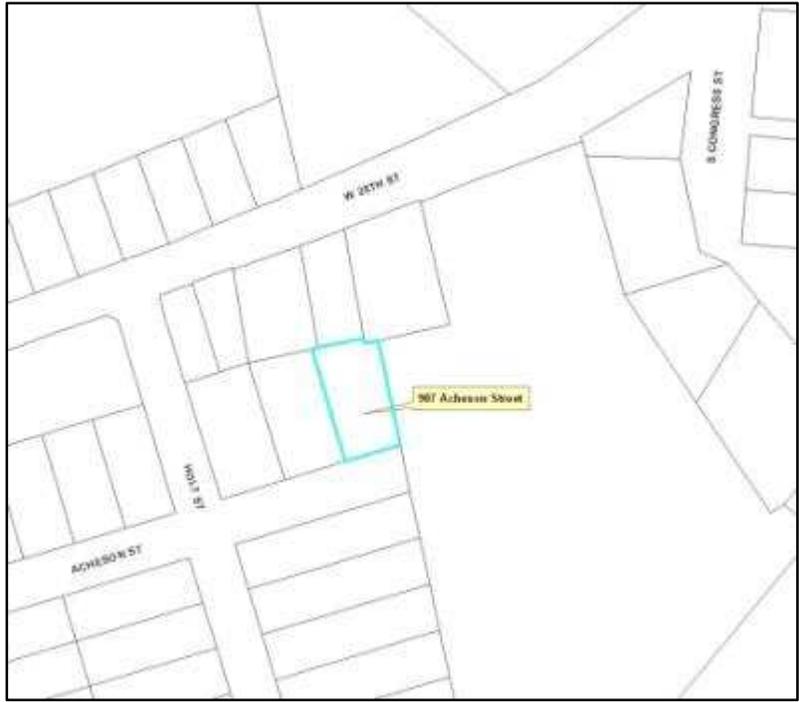


**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**April 23, 2012**



**Case #1842 – 907 Acheson Street**



**LEGAL DESCRIPTION:** Lot 4 of Block 3 in Oliver Subdivision

**STRUCTURE(S):**

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

**PROPERTY OWNER(S):** Manuel Portales

**LIENHOLDER(S)/**

**MORTGAGEE(S):** none

**IMPROVEMENT VALUE(S)**

**(AS APPRAISED BY THE**

**BRAZOS COUNTY**

**APPRAISAL DISTRICT):** \$19,190 (2011 tax year)

**BACKGROUND:**

This property had caught the attention of Code Enforcement in the summer of 2011, when Bryan Texas Utilities was about to replace the electric meter but felt it would be a hazard to place it on this structure. Further investigation by Code Enforcement and the Fire Marshal's office revealed that the occupant had been living elsewhere and he agreed the house was dangerous and it would be in his best interest to continue to reside with his sister instead of this structure that posed a danger. There were numerous structural, electrical, and plumbing violations found just by walking the exterior of this property.

**ATTACHMENTS:**

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

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**April 23, 2012**

**Case #: 1842**

**Building Address: 907 Acheson Street**

**Record Owner(s): Manuel Portales**

**The City's Chief Building Official has requested this Commission hearing to discuss the building and one accessory structure 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 and/or accessory structure(s) 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 from unauthorized entry within 7 days.**
- demolish/remove the building and accessory structure 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: 907 Acheson







Plastic over the ceiling of the entire bathroom area



Plastic lining the shower area.



Back door



Celing around back door





Storage building south of main house

Numerous boxes and items being stored within this building



# Dangerous Structures Survey Report

Code Enforcement

Case # 1842

A. PROPERTY DESCRIPTION

Address 907 Acheson Street

Lot(s) 4 Block(s) 3 Addition(s) Oliver

Owner(s) Portales Manuel J

Mailing Address 907 Acheson Street

B. SPECIFICATIONS

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

STRUCTURAL USE

CONSTRUCTION

OCCUPANCY

Residential/Single Family

Mixed Use

Commercial

Residential/Multi Family

Accessory Structure open

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.

Case # 1842

COMMENTS no gas meter, no electric meter, electric service,  
connected to top of weather head on the house, lot was  
mowed and very tidy, Numerous items within the storage  
shed - south of the main structure (left side). A morgan metal  
storage building sits on the north side of the main structure  
(right side). Several items stored within it as well.

Sandra Willis  
Signature

Sandra Willis / Code Officer  
Printed Name/Title

3/6/12  
Date

Case # 1842



CITY OF BRYAN  
The Good Life, Texas Style™

# Dangerous Structures Survey Report

Fire Marshal

Case #1842

A. PROPERTY DESCRIPTION

Address 907 Acheson Street

Lot(s) 4 Block(s) 3 Addition(s) Oliver

Owner(s) Portales Manuel J

Mailing Address 907 Acheson Street

B. SPECIFICATIONS

Sq. Ft. \_\_\_\_\_ Rooms \_\_\_\_\_ Stories 1 Structures 3

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.

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

COMMENTS

rotten exterior walls

open sewers

floor collapsing

rotten window sills

Roof leaks

ceiling falling down

floor collapsing

structure out of plumb

no method of heat

*[Signature]*

FRED TAYLOR DEM

3-6-12



CITY OF BRYAN  
The Good Life, Texas Style™

# Dangerous Structures Survey Report

Chief Building Official

Case #1842

A. PROPERTY DESCRIPTION

Address 907 Acheson Street

Lot(s) 4 Block(s) 3 Addition(s) Oliver

Owner(s) Portales Manuel J

Mailing Address 907 Acheson Street

B. SPECIFICATIONS

Sq. Ft. \_\_\_\_\_

Rooms 4+

Stories 1

Structures 23

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 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 IRE 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) ROTTEN SIDING/FRAMING (2) PORCH IN DANGER OF COLLAPSE (3) EXPOSED PLUMBING AT EXTERIOR NOT TO CODE (4) UNSECURED - BROKEN WINDOWS (5) WALLS LOOSE/ROTTEN (6) FLOORS UNLEVEL/WALLS OUT OF PLUMB (7) DAMAGED INTERIOR FINISHES (8) ROTTEN ROOF PECK 1/2 ROOF FRAMING (9) FRIDGE FALLING THRU FLOOR (10) ILLEGAL WIRING (11) TWO SHEETS - EXPOSED ROMEX (12) DAMAGED PLUMBING

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

3-5-12

Date