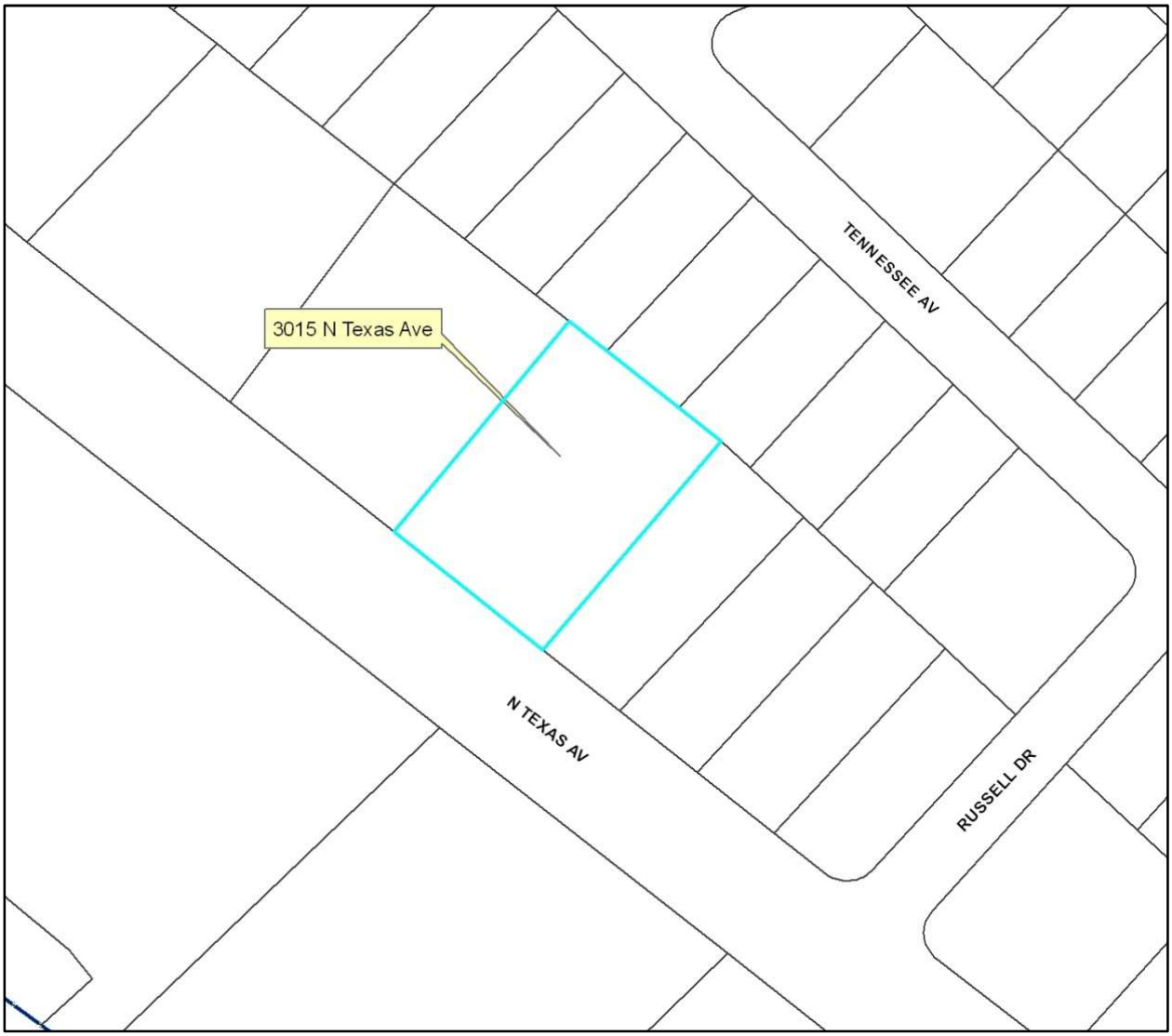
BUILDING AND STANDARDS COMMISSION
STAFF REPORT

June 25, 2012

CITY OF BRYAN

Case #1856 – 3015 North Texas Avenue



LEGAL DESCRIPTION: Lot 27 in Block 15 of Stephen F. Austin Survey #10 Subdivision

STRUCTURE(S):

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

PROPERTY OWNER(S): Virgilio Alpizar

LIENHOLDER(S)/ MORTGAGEE(S): none

IMPROVEMENT VALUE(S) (AS APPRAISED BY THE BRAZOS COUNTY APPRAISAL DISTRICT): $10,720 (2012 tax year)

BACKGROUND: A complaint was received in March, 2010 alleging that there were too many people occupying this structure. Building Services conducted an inspection and found that several room additions had been made to this property without building permits and there were concerns about emergency egress, as well as electrical and plumbing work that had been done. The property owner was advised that he would need to demo the additions back to the original permitted structure. The owner completed the majority of that work and at this time we are focusing on the main structure itself.

On April 3, 2012, the property owner submitted a permit application and proposed repairs with cost estimate of $16,855 (see attached). As the case had been scheduled for Building and Standards Commission consideration, no building permits have been issued.

ATTACHMENTS:

(1.) staff recommendation
(2.) pictures
(3.) survey reports
(4.) permit application and cost estimate for repairs

BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION

CITY OF BRYAN

June 25, 2012

Case #: 1856
Building Address: 3015 North Texas Avenue
Record Owner(s): Virgilio Alpizar

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 7 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:

CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Chief Building Official

Case #1856-SH

A. **PROPERTY DESCRIPTION**

Address 3015 N Texas Avenue

Lot(s) 27 Block(s) 15 Addition(s) (TR-168), SFA #10

Owner(s) Virgilio E Alpizar

Mailing Address 318 Trant Street, Bryan, Texas 77803-3814

B. **SPECIFICATIONS**

Sq. Ft._____ Rooms_____ Stories 1 Structures 1

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
____ 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 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.

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
___ 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 YEARS OF UNPERMITTED WORK, OWNER HAS REMOVED MOST UNPERMITTED ADDITIONS. GARAGE ADDITION ON LEFT NEEDS TO BE REMOVED (ROTTEN WALLS, ETC) ORIGINAL HOUSE CAN BE REPAIRED BUT WILL NEED TO BE GUTTED AND REFINISHED WITH FOUNDATION, FRAMING, MEP REPAIRS/REPLACEMENT ETC.

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. X 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: GREGORY SCOX | Date: 5-10-12

Case # ____

CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Code Enforcement

Case #1856-SH

A. PROPERTY DESCRIPTION

Address 3015 N Texas Avenue

Lot(s) 27 Block(s) 15 Addition(s) (TR-168), SFA #10

Owner(s) Virgilio E Alpizar

Mailing Address 318 Trant Street, Bryan, Texas 77803-3814

SPECIFICATIONS

Sq. Ft._____ Rooms_____ Stories_____ Structures_____

STRUCTURAL USE

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

CONSTRUCTION

- ____ Box
- ✓ Frame
- ____ Masonry
- ____ Mobile Home

OCCUPANCY

- ____ Occupied
- ✓ Vacant
- ____ Open

B. 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.

C. 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 # 1856

COMMENTS

Sharon Hauke | Sharon Hauke / Code Enforcement Ofcr | 5-17-12

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

Case # 1856

CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Fire Marshal

Case # 1856 - SH

A. PROPERTY DESCRIPTION

Address 3015 N. TEXAS

Lot(s) _____ **Block(s)** _____ **Addition(s)** _____

Owner(s) _____

Mailing Address _____

B. SPECIFICATIONS

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

STRUCTURAL USE

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

CONSTRUCTION

- X Box
- ____ 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 80% 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.

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 Deflection in Roof
Sinking floor
Mold
Rotten Support Beams
Inadequate + unpermitted dec work

[signature] Fred Taylor/DFM 8 MAY 12

Signature Printed Name/Title Date

Case # 1856-5H

RECEIVED
APR - 3 2017

CITY OF BRYAN APPLICATION FOR BUILDING PERMIT

P.O. Box 1000 Bryan Texas 77805 * Phone: 979-209-5010 * Fax: 979-209-5035 * www.bryantx.gov

1. ADDRESS / LOCATION OF WORK:

ADDRESS: 3015 N Texas Avenue

SUBDIVISION:

PHASE: | LOT: | BLOCK:

2.

DATE OF APPLICATION:

PERMIT # (by city): 12-1023

WTR / SWR # (by city):

PROPERTY R-NUMBER:

3. PROPERTY OWNER INFORMATION

NAME: Virgilio Arpizzar

ADDRESS: 318 Iran st

CITY/STATE/ZIP: Bryan TX

EMAIL: ~

FAX:

PHONE: 422 1456

4. GENERAL CONTRACTOR INFORMATION

NAME: Felix Fernandez

ADDRESS: 2003 echols st

CITY/STATE/ZIP: Bryan

EMAIL: ~

FAX:

PHONE: 324 78 55

5. ELECTRICIAN (Name & Phone #): F.W Electric Bobby

6. PLUMBER (Name & Phone #): David Plumbing

7. HVAC (Name & Phone #): Chriss A/C

8. ARCHITECT – If required by state or city ordinance (Name & Phone #):

9. ENGINEER – If required by state or city ordinance (Name and Phone #):

10. CLASS OF WORK (Check the appropriate box): Call before you dig! (1-800-344-8377) Free service!

Commercial: ☐	Residential: ☑	Remodel: ☐	Addition: ☐	Repair: ☑	New Construction: ☐	Demolition: ☐

11. DESCRIPTION OF WORK: Electrical. plumbing. A/C work ext repair painting. interior repair leveling. Paint floor.

Present Use:

Intended Use:

Constructing Driveway in R.O.W?

Constructing Sidewalk in R.O.W.?

12. Square feet of heated area: .

Square feet of unheated area : 1802

Square feet total: 1802

13. # of Buildings:

14. Foundation Type:

15. Number of floors:

16. # of Dwelling Units: # of bedrooms:

17. Irrigation Tap Size:

18. Fire Line Tap Size:

19. Water Tap Size:

20. Sewer Tap Size:

21. Official Use Only- Misc. Fees:

Long Tap Fee:

D.& T. Fee:

Work w/o Permit fee:

REVISED 6-12-07

22. **Estimated Valuation** (Cost of Labor and Materials for project): $ 16,855

23. **Total Permit Fee** (Valuation + Tap Fees + Any Misc. Fees): $

Please continue to back side of application for additional items.

Applicant's signature required on back of application for permit approval.

1

CITY OF BRYAN
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Building and Standards Commission

Contractor Checklist **Address:** 3015 N. Texas Avenues

The items included in this checklist will be required when you appear at the Building and Standards Commission meeting. **Please fill out this checklist and bring it with you to the Building and Standards Commission meeting.**

A. Electrical

1. **Licensed electrical contractor's company name:** F&W Electric
2. **Bid for electrical work: $** 3675.00
3. **Estimated date for electrical work to start:** 4-9-12 if accepted
4. **Estimated date for electrical work to be complete:** _____

B. Plumbing

1. **Licensed plumbing contractor's company name:** DWM Plumbing
2. **Bid for plumbing work: $** 4,680.00 four thousand six hundred eighty 00
3. **Estimated date for plumbing work to start:** 4-1-12
4. **Estimated date for plumbing work to be complete:** 4-20-12

C. Heating, Ventilation, and Air Conditioning (HVAC)

1. **Licensed HVAC contractor's company name:** Chriss A-C
2. **Bid for HVAC work: $** 1800.00 One Thousand Eight Hundred
3. **Estimated date for HVAC work to start:** 4-1-12
4. **Estimated date for HVAC work to be complete:** 4-1-12

D. Carpentry

1. **Bid for carpentry work (if installed by the owner giver material cost): $** 16,855
2. **Estimated date for carpentry work to start:** Abobet City
3. **Estimated date for carpentry work to be complete:** 5-5-12

E. Completion

1. **Estimated project completion date:** 5-10-12

_____ 4-3-12

Signature **Date**