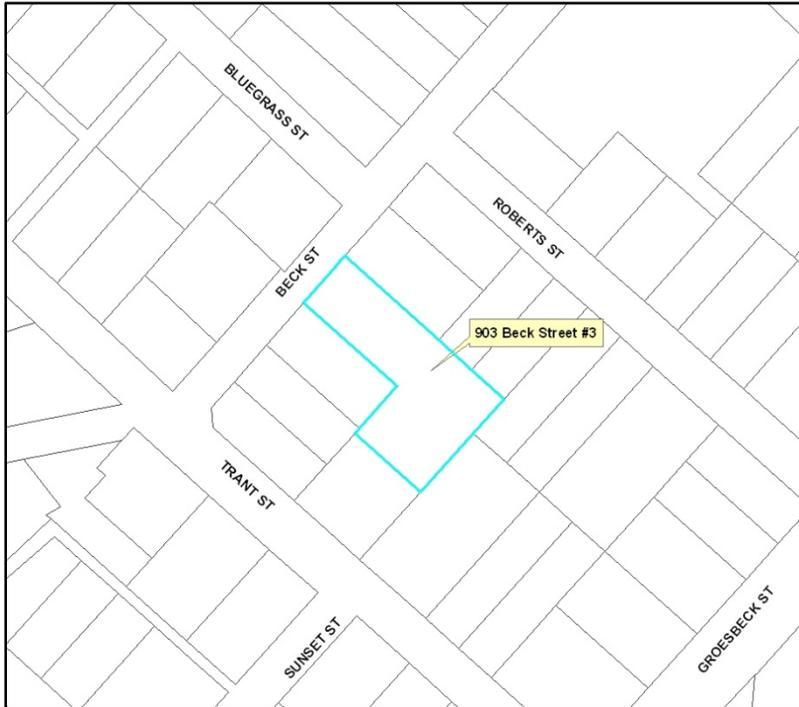


**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

March 26, 2011



Case #1831 – 903 Beck Street #3



LEGAL DESCRIPTION: Space 3 in Ponderosa MHP

STRUCTURE(S):

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

PROPERTY OWNER(S): Rupert Green

LIENHOLDER(S)/

MORTGAGEE(S): none

IMPROVEMENT VALUE(S)

(AS APPRAISED BY THE

BRAZOS COUNTY

APPRAISAL DISTRICT): \$1,510 (2011 tax year)

YEAR MODEL: 1974

Background:

This structure was brought to the city's attention by a building inspector during routine city manufactured park inspections on 1-24-11. The structure was found to be vacant with repairs under way without city permits. The electrical meter was removed due to electrical hazards (exposed wiring). The owner was sent a certified letter notifying of meter removal thereafter, requesting a meeting, and that the structure be removed from the city. Upon re-inspection this year (February 2012) the city noticed that all un-permitted work that took place in 2011 was nearly completed. A stop work order was placed on the structure for failure to obtain a permit. The mobile home park the home is located in does not currently have a license to operate within the city, therefore a building permit cannot be issued for repairs for work that have been done and the home cannot be reoccupied at this time. In addition, if the home was more than 60% damaged per appraised value, per city ordinance it could not be repaired due to being a mobile home and not a manufactured home.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



March 26, 2012

Case #: 1831

Building Address: 903 Beck Street #3

Record Owner(s): Rupert Green

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:

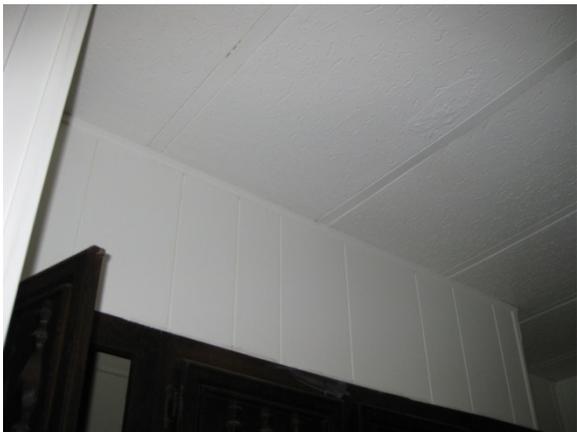
Deadline

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: Taken 2/14/12 with nearly completed non-permitted work.







Pictures taken on Jan. 25, 2011 of non-permitted work in progress.







CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Chief Building Official

Case #1831

A. PROPERTY DESCRIPTION

Address 903 Beck Street #3

Lot(s) 13-14 & 19-20 & 24-25 (pts of) Block(s) Addition(s) Roberts (Ponderosa MHP

Owner(s) Green Rupert & Green, Ronnie

Mailing Address 12821 Robin Drive, College Station, TX 77845-9567

B. SPECIFICATIONS

Sq. Ft. 720 Rooms 4 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:
WORK WITHOUT PERMITS 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) REMODELED WITHOUT PERMITS

(2) DAMAGED CEILING IN KITCHEN (3) NEW STAIRS IN BACK W/O LANDING (4) NEW STAIRS & LANDING IN FRONT WITHOUT LANDING NOT TO CODE (STEP @ DOOR) (5) T&P NOT PLUMBED ON WATER HEATER, NO DRAIN PAN (6) NO LANDING @ KITCHEN DOOR (7) NO HUD TAGS (8) NO ELEC. OR GAS METER

* PARK DOES NOT HAVE A LICENSE TO OPERATE

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 & Co
Signature

Gregory S Cox
Printed Name

2-15-12
Date



CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Code Enforcement

Case #1831

A. PROPERTY DESCRIPTION

Address 903 Beck Street #3

Lot(s) 13-14 & 19-20 & 24-25 (pts of) Block(s) Addition(s) Roberts (Ponderosa MHP

Owner(s) Green Rupert & Green, Ronnie

Mailing Address 12821 Robin Drive, College Station, TX 77845-9567

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
- 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 Mobile home remodeled completely but no building, plumbing, or electrical permits pulled. Mobile home park unlicensed.

Sandra Willis
Signature

Sandra Willis/Code Officer
Printed Name/Title

2/14/12
Date



CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Fire Marshal

Case #1831

A. PROPERTY DESCRIPTION

Address 903 Beck Street #3

Lot(s) 13-14 & 19-20 & 24-25 (pts of) Block(s) Addition(s) Roberts (Ponderosa MHP

Owner(s) Green Rupert & Green, Ronnie

Mailing Address 12821 Robin Drive, College Station, TX 77845-9567

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.

D. 07. The structure or a part thereof is in violation of the City's fire code.
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 unpermitted construction
unpermitted electrical
unlicensed m&P

Fred Taylor Dsm 2-14-12