

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

October 22, 2012



**Cedar Tree Acres Mobile Home Park - 507 Palasota Drive #7, #16, and #36
(Case #1879, #1880, and #1882)**



LEGAL DESCRIPTION: Cedar Tree Acres Mobile Home Park in Zeno Phillips, Block 17, Lot 25.1, TR-88 (2.81 acres)

STRUCTURE(S):

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

PROPERTY OWNER(S): #7 Jason C. Millsap
16 Jason C. Millsap
36 Lenard Millsap

the property on which these manufactured homes are located is owned by Jason C. Millsap

LIENHOLDER(S)/

MORTGAGEE(S): none

IMPROVEMENT VALUE(S) AND MANUFACTURED DATES FROM BRAZOS COUNTY APPRAISAL DISTRICT FOR 2012 TAX YEAR:

CASE #1879 (LOT 7): \$1,670 (YEAR UNKNOWN)

CASE #1880 (LOT 16): \$1,670 (YEAR UNKNOWN)

CASE #1882 (LOT 36): \$2020 (1972)

BACKGROUND:

In 2008 the City Council communicated to Staff that enforcement of the manufactured housing park ordinance and the removal of unsafe/damaged homes from the parks doing business in Bryan was of high priority. Shortly after the mandate from Council and continuing to the present day, efforts have been made to bring about corrective measures at Cedar Tree Acres which has about 40 mobile homes. Mr. Jason C. Millsap and Lenard Millsap, the park owners, have been contacted by various members of the Staff a number of times since February 2009 in an effort to correct problems in the park so that a license could be issued. The last time Cedar Tree Acres was licensed to legally operate in Bryan was 1999. To date, no appreciable progress has been made and the park remains in operation in violation of City of Bryan ordinances.

In December 2010, the Building Services Department, in partnership with BTU, began denying requests to restore electrical service to homes in the park that became vacant since the park does not have a valid license to operate. Since the implementation of that policy, more than 17 homes in Cedar Tree Acres have become vacant and disconnected from the electrical system.

On November 28, 2011, the Building and Standards Commission ordered the demolition 17 homes in this same mobile home park. The property owner appealed that decision to the District Court where it is currently pending.

On Lot 7 (case #1879), the structure caught fire and burnt on August 14, 2012. The Fire Marshal's office advised due to the extensive damage it would most likely be considered a total loss.

On Lot 16 (case #1880), the mobile home became vacant and electricity services were disconnected by last tenant in October 2010. During a routine inspection of mobile homes at Cedar Tree Acres, Building Services and the Fire Marshal's office requested that the meter be removed and determined the structure met dangerous building criteria.

On Lot 36 (case #1882), utility services had been disconnected in September 2011, but the Fire Marshal's office received a call from BTU dispatch advising someone had tampered with the electric meter. Further investigation from Building Services and Fire Marshal's office determined the structure to be dangerous and confirmed tampering with the electric meter. In addition, there were signs that there had been a small fire behind the mobile home which had not been reported.

ATTACHMENTS (for each case):

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



October 22, 2012

Case #: 1879

Building Address: 507 Palasota Drive #7

Record Owner(s): Jason C. Millsap

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.

507 Palasota Drive #7



Mobile home secured by owner





Interior of mobile home after fire





CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Chief Building Official

Case # 1879

A. PROPERTY DESCRIPTION

Address 507 Palasoto NO 7

Lot(s) Block(s) Addition(s) Cedar Tree Acres MHP Space 7

Owner(s) Jason C Millsap

Mailing Address 2004 Pinewood Drive, Bryan, TX 77807

B. SPECIFICATIONS

Sq. Ft. Rooms 3-4 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 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.

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:

- X light
- X 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:

- 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 (1) NO CRAWL SPACE SKIRTING (2) MAJOR FIRE DAMAGE (3) DAMAGED

ROOF/WALLS/FLOORS (SOME BEFORE FIRE) (4) WATER HEATER -

WIRES IN FRONT OF (SPICED OR REPAIRED WITH BLACK TAPE)

(5) NO STEPS OR LANDINGS @ BACK DOOR (6)

LANDING AND STEPS AT FRONT DOOR NOT TO CODE.

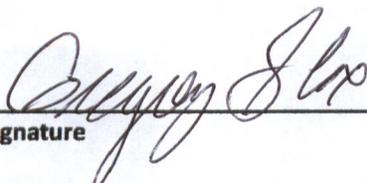
D. DETERMINATION

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.


Signature

GREGORY S COX
Printed Name

9-12-12
Date

Case # _____



CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Code Enforcement

Case # 1879

A. PROPERTY DESCRIPTION

Address 507 Palasoto NO 7

Lot(s) ___ Block(s) ___ Addition(s) Cedar Tree Acres MHP Space 7

Owner(s) Jason C Millsap

Mailing Address 2004 Pinewood Drive, Bryan, TX 77807

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 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.



CITY OF BRYAN
The Good Life, Texas Style

Dangerous Structures Survey Report

Fire Marshal

Case # 1879

A. PROPERTY DESCRIPTION

Address 507 Palasoto NO 7

Lot(s) ___ Block(s) ___ Addition(s) Cedar Tree Acres MHP Space 7

Owner(s) Jason C Millsap

Mailing Address 2004 Pinewood Drive, Bryan, TX 77807

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 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.

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 Structure fire
Alarm was hearing
fused panel
structural supports burned out

[Signature]
Signature

FRED TAYLOR / DSM
Printed Name/Title

9-12-12
Date

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



October 22, 2012

Case #: 1880

Building Address: 507 Palasota Drive #16

Record Owner(s): Jason Millsap

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):

- 10) The building, structure, or any part thereof is likely to partially or fully collapse.
- 11) 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.
- 12) 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.
- 13) The foundation or the vertical or horizontal supporting members are twenty five percent (25%) or more damaged or deteriorated.
- 14) The non supporting coverings of walls, ceilings, roofs, or floors are fifty percent (50%) or more damaged or deteriorated.
- 15) The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.
- 16) 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.
- 17) The structure or any part thereof has inadequate means of egress as required by the City's Building Code.
- 18) 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.

507 Palasota Drive # 16











CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Chief Building Official

Case # 1880

A. PROPERTY DESCRIPTION

Address 507 Palasoto NO 16

Lot(s) Block(s) Addition(s) Cedar Tree Acres MHP Space 16

Owner(s) Jason C Millsap

Mailing Address 2004 Pinewood Drive, Bryan, TX 77807

B. SPECIFICATIONS

Sq. Ft. 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:
2005 NEC - 2009 IRC
- 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 FLOORS IN KITCHEN (2) MISSING PLUG COVERS

(3) OPEN WALLS IN BATH ROOM (4) HOLES / SOFT SPOTS IN FLOORS IN HALL (5) ^{ROTTEN} LOOSE WALLS AT BACK DOOR

(6) ROTTEN WALLS AT WINDOWS IN BACK BEDROOM

(7) HOLES IN FLOOR IN BACK BEDROOM (8) GAS HEATER

(9) ROTTEN WALLS AROUND WINDOWS IN LIVING ROOM

(10) FLOOR SOFT IN FRONT BEDROOM (11) FLOOR SOFT IN

1/2 BATH IN FRONT BEDROOM - BURN MARKS ON WALL

D. **DETERMINATION** (12) ROTTEN SERVICE POLE ABOUT TO FALL (13) ELECTRICAL PANEL LOOSE

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

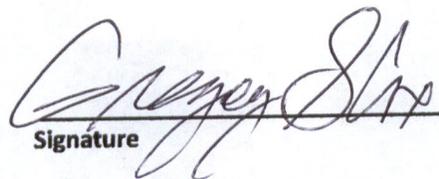
B. ___ Be repaired OR be demolished.

___ 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.

(14) EXPOSED WIRING

(15) ROTTEN WATER HEATER FLOOR

(16) NO SKIRTING



Signature

GREGORY S COX

Printed Name

9-12-12

Date

Case # _____



CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Code Enforcement

Case # 1880

A. PROPERTY DESCRIPTION

Address 507 Palasoto NO 16

Lot(s) ___ Block(s) ___ Addition(s) Cedar Tree Acres MHP Space 16

Owner(s) Jason C Millsap

Mailing Address 2004 Pinewood Drive, Bryan, TX 77807

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.



CITY OF BRYAN
The Good Life, Texas Style

Dangerous Structures Survey Report

Fire Marshal

Case # 1880

A. PROPERTY DESCRIPTION

Address 507 Palasoto NO 16

Lot(s) Block(s) Addition(s) Cedar Tree Acres MHP Space 16

Owner(s) Jason C Millsap

Mailing Address 2004 Pinewood Drive, Bryan, TX 77807

B. SPECIFICATIONS

Sq. Ft. Rooms Stories / Structures /

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 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 % 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 Loose ebe panel
unpermitted ebe work (rec burnt out & replaced)
soft floors
soft walls
no stud tag
wtr htr falling out
drug use



Signature

FRED TAYLOR / DSM

Printed Name/Title

9-13-12

Date

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



October 22, 2012

Case #: 1862

Building Address: 507 Palasota Drive #36

Record Owner(s): Lenard Millsap

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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- 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.
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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:

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- 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.

507 Palasota Drive # 36









CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Chief Building Official

Case # 1882

A. PROPERTY DESCRIPTION

Address 507 Palasota Drive NO 36

Lot(s) Block(s) Addition(s) Cedar Tree Acres MHP Space 36

Owner(s) Lenard Millsap

Mailing Address 2004 Pinewood Drive, Bryan, TX 77807

SPECIFICATIONS

Sq. Ft. Rooms 5+ 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

B. 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.
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- 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.

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:

- X light
- X 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:

- 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

TABS
LOU 004232

COMMENTS (1) HOLES IN EXTERIOR WALLS (2) ROTTEN LIVING ROOM WALLS AROUND WINDOWS (3) HOLE IN LIVING ROOM CEILING (4) ROTTEN WALLS AROUND WINDOWS IN FRONT BED ROOM (WINDOW ABOUT TO FALL OUT) (5) MISSING PLUGS IN BED ROOM (6) BATH ROOM FLOOR SOFT/ROTTEN (7) HALL FLOOR ROTTEN (8) ROTTEN WALL AROUND WINDOW IN MIDDLE BED ROOM (9) NO BACK LANDING OR STEPS

(10) MISSING/BOARDED WINDOW OPENING IN DINING ROOM,

C. 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.

(13) STEPS AT FRONT DOOR ROTTEN
(14) HOLES IN EXTERIOR SIDING
(15) SPICED WIRES @ WH

Gregory S. Cox

Signature

GREGORY S. COX

Printed Name

9-12-12

Date

Case # _____



CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Code Enforcement

Case # 1882

A. PROPERTY DESCRIPTION

Address 507 Palasota Drive NO 36

Lot(s) Block(s) Addition(s) Cedar Tree Acres MHP Space 36

Owner(s) Lenard Millsap

Mailing Address 2004 Pinewood Drive, Bryan, TX 77807

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.



CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Fire Marshal

Case # 1882

A. PROPERTY DESCRIPTION

Address 507 Palasota Drive NO 36

Lot(s) Block(s) Addition(s) Cedar Tree Acres MHP Space 36

Owner(s) Lenard Millsap

Mailing Address 2004 Pinewood Drive, Bryan, TX 77807

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 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.

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 unpermitted dec

holes in ceiling

rotten walls

soft floors

unpermitted plumbing

[Signature]

Signature

FRED TAYLOR / DSM

Printed Name/Title

9-12-12

Date