

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**September 24, 2012**



**Case #1839 – 424 Palasota Drive**



**LEGAL DESCRIPTION:** Lots 3 and 4 of Lobello Subdivision

**STRUCTURE(S):**

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

**PROPERTY OWNER(S):** Alberto and Maria E. Pantoja

**LIENHOLDER(S)/**

**MORTGAGEE(S):** none

**IMPROVEMENT VALUE(S)**

**(AS APPRAISED BY THE  
BRAZOS COUNTY**

**APPRAISAL DISTRICT):** \$37,610 (2011 tax year)

**BACKGROUND:**

According to building permits archives, this property was issued a building permit (\$6,000 value) to enclose the carport into a garage on October 14, 2009. The carport slab was approved on October 19, 2009. On July 14, 2010 an electrical permit was issued and approved on August 19, 2010. During the electrical inspection, staff realized that the original permit issued did not cover a second floor living area. City staff placed a hold on the permit and inspections due to “unknown” foundation that the second floor addition partially bears on. Upon further investigation, the right side exterior load bearing wall is not plumb, the wall bracing at first floor openings does not meet code, the garage floor slab does not slope to drain, and the beams over the first floor openings are not framed per code. The owner was given the option of hiring an engineer to verify that the foundation and first floor wall conditions were adequate to support the second floor addition. The property owner apparently has discussed the addition to with several engineers but the City has not received any official reports to date.

The property was scheduled for Building and Standards Commission consideration due to the overall lack of progress on removing or making the illegal building addition Code compliant.

During its meetings on April 23, 2012 and June 25, 2012, the Building and Standards Commission ordered that the building addition be demolished/removed or repaired within 180 days in accordance with this schedule:

<u>Deadline</u>	<u>Task</u>
30 Days	Submit Engineer’s report on the foundation, wall bracing, and right side wall that is out of plumb. Engineer’s report should detail what repairs are needed.

*If Engineer’s report and plan for repairs is acceptable to city, then:*

60 Days	Obtain new building permit to complete the addition.
	Obtain new electrical, plumbing, mechanical permits.

180 Days

Call all rough in and top out inspections and finish framing repairs.

Insulate walls and call for inspections.

Install topping slabs to slope garage floor towards main doors.

Correct drainage issues around addition (may require removal and replacement of front driveway to divert drainage away from house and addition.

Finish all work and call for all final inspections, electrical, mechanical, plumbing and building inspections.

Obtain Certificate of Occupancy from city.

A permit was issued for foundation and framing repairs on July 3, 2012 based on approved sealed by the property owner's engineer. The engineer completed foundation and framing repairs and submitted a final report dated August 3, 2012 (see attached). In addition, permits were issued on August 22, 2012 for the owner to finish garage and upstairs living areas, and on September 12, 2012 for electrical work completion. An electrical rough-in inspection was approved on September 12, 2012.

City staff has accepted the engineer's work and engineer's letter for foundation and framing repairs. The Chief Building Official believes that the structure has been repaired to a safe condition as far as the structure and foundation are concerned and work is proceeding to finish the improvements. Staff believes that this property is in compliance with the scope for repairs that the Commission ordered for this building addition on June 25, 2012 and that work should be completed within or close to the 180 days stipulated in the Commission's repair schedule. **Staff recommends that the Commission take no further action regarding this case at this time.**

**ATTACHMENTS:**

(1.) engineer's report from August 3, 2012

**PICTURES:**





Stairs going up to the garage apartment



Interior of garage apartment





# BERRY ENGINEERING COMPANY

Friday, August 03, 2012

Gregory S. Cox  
Building Official  
City of Bryan  
P.O. Box 1000  
Bryan, Texas 77805

RE: 424 Palasota Drive, Bryan, Texas.

Dear Greg:

The improvements and repairs to the property at 424 Palasota Drive have been completed per the recommendations that were approved by the Bryan Building and Standards Commission.

The following items that were of concern were addressed and improved or repaired.

- The foundation system was improved by adding the screw jacks (shop fabricated offsite) and 4,000 psi concrete (poured inside wood forms around each screw jack on site) at approximately four-foot intervals at the perimeter of the garage addition and along the rear of the building. The screw jacks/concrete piers add approximately 18-22 inches to the existing 10-12 in thick concrete slab.
- The openings at the garage entrance for vehicles did not meet the existing building code due to the width at the south wall being only 12 inches in dimension and the 2x12 beams above the garage openings being spliced at the approximate center of the openings. Improvements were made by the addition of welded steel plates to the wall opening and the 2x12 beams.
- The driveway at the entrance to the garage did not provide sufficient storm-water runoff. The concrete was cut and removed at the entrance to the garages. The area was graded to accommodate the new concrete (4,000 psi) and allow drainage to the adjacent runoff area.
- The 4x4 wood columns at the rear of the building (north side) that provide support for the overhead roof and stairs were spliced with 2x4's approximately two feet in length at the spliced joint. These existing two-foot splices were removed and 2x6 treated wood studs were added to the existing 4x4 columns. The 2x6's extend the full length of the columns.

## Opinion

Therefore, BERRY ENGINEERING COMPANY RECOMMENDS THAT THE AFOREMENTIONED BUILDING IMPROVEMENTS AND REPAIRS TO THE PROPERTY AT 424 PALASOTA DRIVE, BRYAN, TEXAS BE APPROVED AND THE OWNER BE ALLOWED PERMITTING TO COMPLETE THE FINAL IMPROVEMENTS TO THE PROPERTY AND, THEREBY, OBTAIN A CERTIFICATE OF OCCUPANCY.

RECEIVED  
AUG 3 2012  
Development &  
Engineering Services

**Limitations**

Berry Engineering Company and principal(s), thereof, agrees to or assumes no responsibility or liability for any latent defects at the above referenced property. In addition, Berry Engineering Company neither verifies nor guarantees the accuracy of any data or documentations provided by other parties used in this report. The opinion(s) expressed in this report are current as of the date of this report and are limited to matters expressly stated herein, and no opinions or warranties are implied or inferred beyond the scope of such matters.

I appreciated the opportunity to help resolve this issue. Please feel free to call me to discuss any questions you may have concerning the opinion expressed in this report.

Yours truly,

*L.A. Berry, P.E.*

L. A. Berry, P. E.

Berry Engineering Company F-6608

