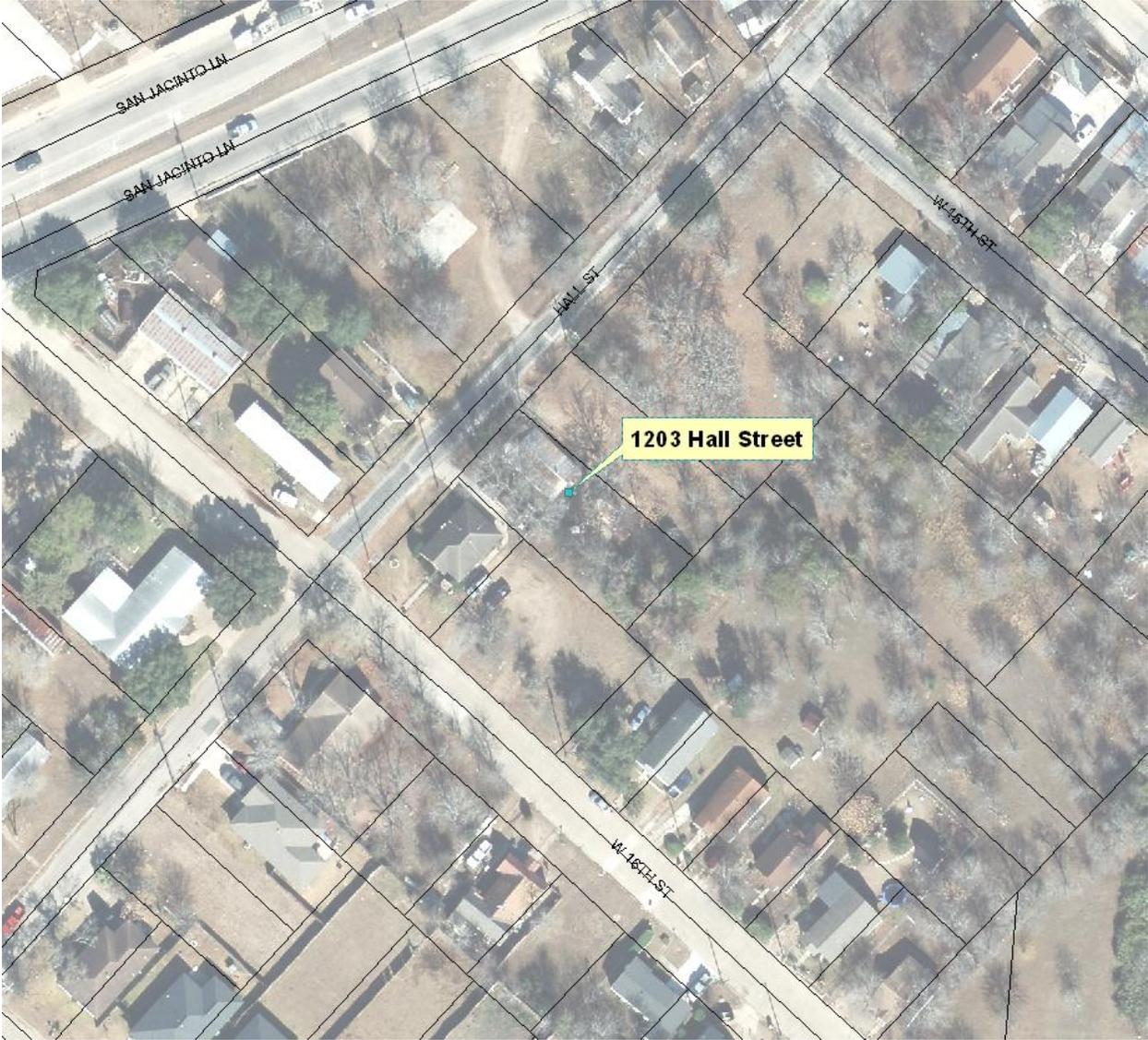


**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

August 26, 2013



Case #1965 – 1203 Hall Street



LEGAL DESCRIPTION: Lot 12 in Block B of Nall's Addition

STRUCTURE(S):

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

PROPERTY OWNER(S): J Lark King and Mildred King (deceased)

LIENHOLDER(S)/

MORTGAGEE(S): none

IMPROVEMENT VALUE(S)

(AS APPRAISED BY THE

BRAZOS COUNTY

APPRAISAL DISTRICT): \$12,820 (2013 tax year)

BACKGROUND:

City staff first became aware of the dilapidated conditions of the occupied structure in October 2012 when the occupant had replaced windows without building permits. During a re-inspection of the property in July 2013, City staff notified the occupant, Mr. Terry King, that the house is not habitable due to, among other things, dangerous electrical system, signs of roof/ceiling leaks, no bath tub or shower in the home and part of the house already being resting on the ground. Staff has discussed with occupant for him and his family to meet with City staff for help with relocation and options for another structure to be built or placed on the property.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



August 26, 2013

Case #: 1965

Building Address: 1203 Hall Street

Record Owner(s): J Lark King and Mildred King (deceased)

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 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 and accessory structure 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 30 days.**
- secure the building and accessory structure(s) from unauthorized entry within 30 days.
- demolish/remove the building and accessory structure within 60 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 recommends that the Commission orders that the City may:

- disconnect water and electric utilities to the building and accessory structure.**
- secure the structure, demolish the building and accessory structure 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: 07-09-2013





Storage Building





Dangerous Structures Survey Report

Chief Building Official

Case # 1965

A. PROPERTY DESCRIPTION:

Address: 1203 HALL STREET

Lot(s) 12 Block(s) B Addition(s) NALL'S ADDITION

Owner(s) LARK KING AND MILDRED KING (DEC'D)

Mailing Address: 408 N ALAMO AVENUE, BRYAN TEXAS 77803-2535

B. SPECIFICATIONS

Sq. Ft. _____ Rooms 9 Stories 1 Structures 2

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:
2009 IRC / 2011 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) PARTS OF HOUSE ON GROUND (2) ROTTEN WALLS
 (3) DANGEROUS ELECTRICAL (4) DAMAGED INTERIOR FINISHES
 (5) EVIDENCE OF ROOF LEAKS (6) NO TUB OR SHOWER
 (7) DAMAGED SIDING (8) DAMAGED FLOORS (9) GREASE
 COVERINGS OVEN/COUNTERS IN KITCHEN (10) OPEN CEILING'S
 (11) ROTTEN FRAMING

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

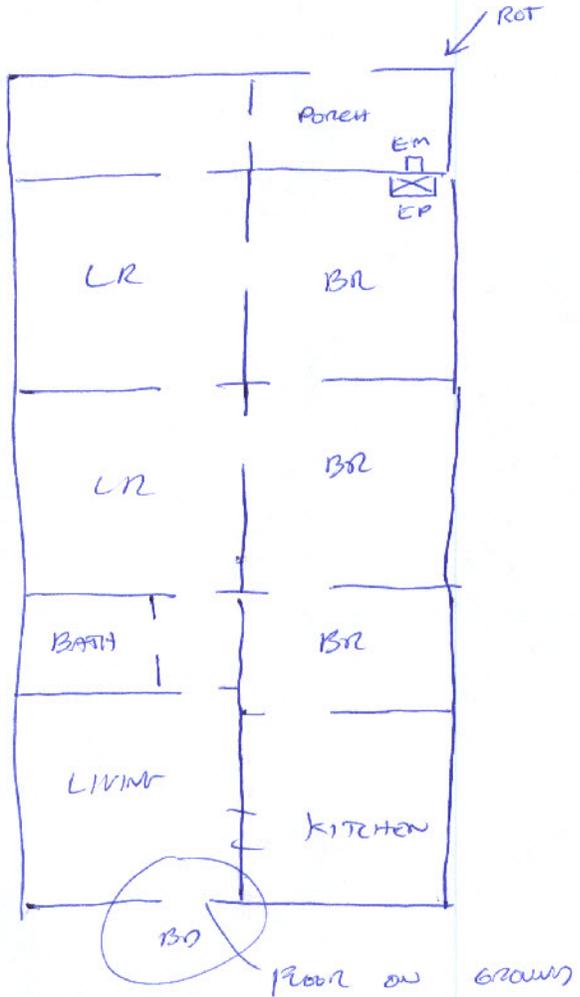
Signature

GREGORY S, COX

Printed Name

7-9-13

Date



ELECTRICAL
METER
149296



Dangerous Structures Survey Report

Code Enforcement

Case # 1965

A. PROPERTY DESCRIPTION:

Address: 1203 HALL STREET

Lot(s) 12 Block(s) B Addition(s) NALL'S ADDITION

Owner(s) J LARK KING AND MILDRED KING (DEC'D)

Mailing Address: 408 N ALAMO AVENUE, BRYAN TEXAS 77803-2535

B. SPECIFICATIONS

Sq. Ft. _____ Rooms _____ Stories 1 Structures _____

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.

COMMENTS

This house has a storage building in back of it and is falling down. The house has papers for gas



Signature

Jerry Feger

Printed Name/Title

7-9-13

Date

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

Damaged Electrical System
open ceiling
Previous Attic fire
Rotten floor
shored walls

[Signature] Fred Taylor Deputy Fire Marshal 7-15-13