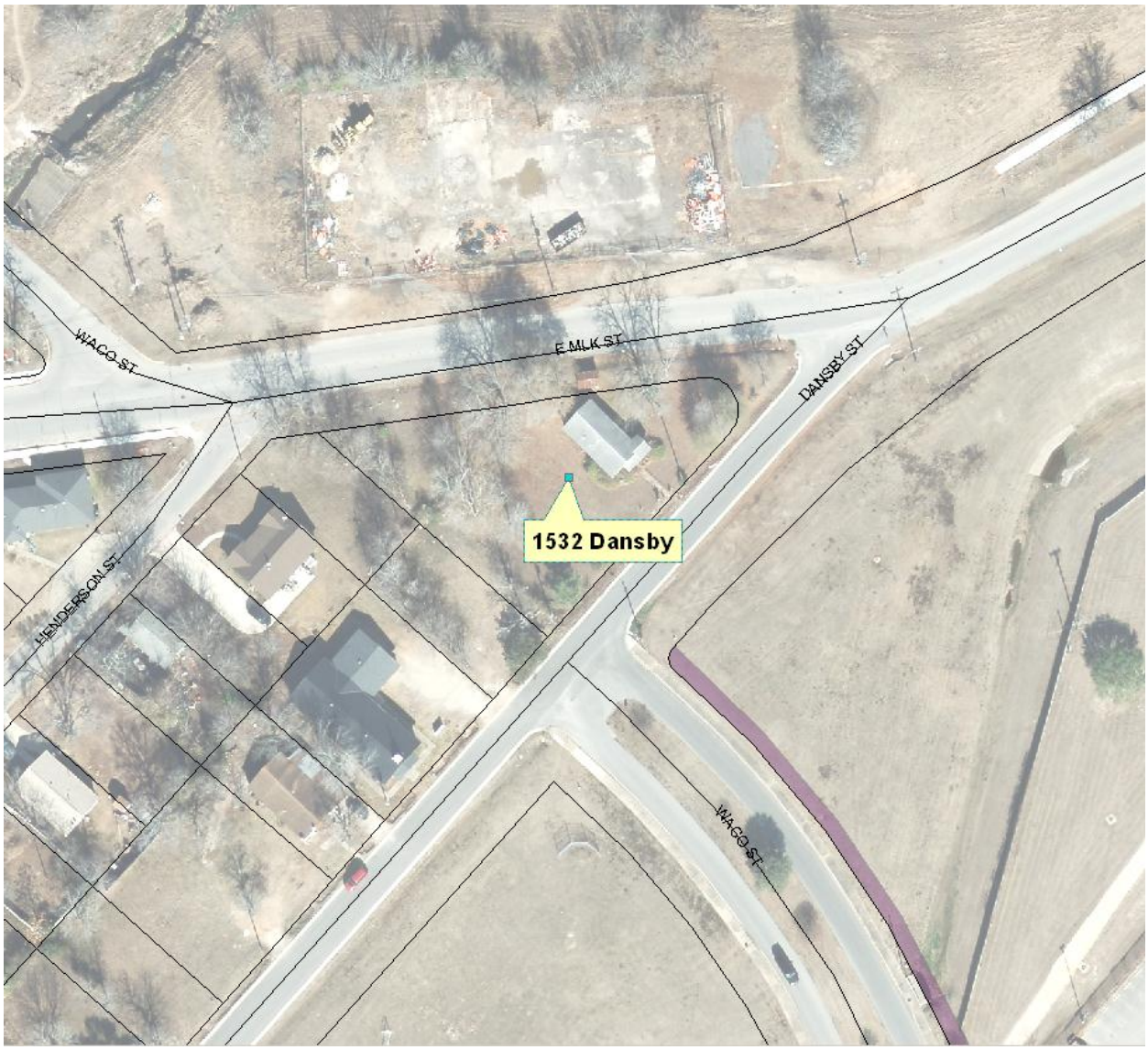
BUILDING AND STANDARDS COMMISSION
STAFF REPORT

August 26, 2013

CITY OF BRYAN

Case #1806 – 1532 Dansby Street



LEGAL DESCRIPTION: Lots 15-18 in Block 1 of James Addition

STRUCTURE(S):

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

PROPERTY OWNER(S): Lewis Oliver Estate, c/o Theresa Nutall

LIENHOLDER(S)/ MORTGAGEE(S): none

IMPROVEMENT VALUE(S) (AS APPRAISED BY THE BRAZOS COUNTY APPRAISAL DISTRICT): $5,310 (2013 tax year)

BACKGROUND: In September 2011, the Fire Marshall noticed the structures on this property were unsecured and in a dilapidated condition. A notice to secure the structures was mailed to the property owners on October 3, 2011. During a re-inspection of the property in July 2013, the accessory structure was again found to be unsecured. As of August 16, the accessory structure has been removed and vegetation removed from around the house, but a demolition permit has not been obtained.

ATTACHMENTS:

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

BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION

August 26, 2013

Case #: 1806
Building Address: 1532 Dansby Street
Record Owner(s): Lewis Oliver Estate, c/o Theresa Nutall

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 ____ days.

☐ secure the accessory structure 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 recommends that the Commission orders that the City may:

☒ **disconnect water and electric utilities to the building.**

☒ **secure the structure, 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: 07-09-2013

Dangerous Structures Survey Report

CITY OF BRYAN
The Good Life, Texas Style.

Chief Building Official **Case # 1806**

A. PROPERTY DESCRIPTION

Address: 1532 DANSBY STREET

Lot(s) 15-18 Block(s) 1 Addition(s) JAMES

Owner(s) LEWIS OLIVER ESTATE % NUTALL THERESA

Mailing Address: 3501 GREEN OAKS DRIVE, BRYAN TX 77802-4618

B. SPECIFICATIONS

Sq. Ft._____ Rooms 7 Stories 1 Structures 2

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
X Residential/Single Family	X Box	___ Occupied
___ Mixed Use	X Frame	X Vacant
___ Commercial	___ Masonry	___ Open
___ Residential/Multi Family	___ Mobile Home	
X 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 / 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.

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
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:

____ Defective materials
X Structural deterioration
____ Interior walls or ceilings with holes, cracks or loose plaster

COMMENTS (1.) ROTTEN SIDING (2.) ROTTEN SILLS (3.) CEILING DAMAGE (4.)

D. DETERMINATION

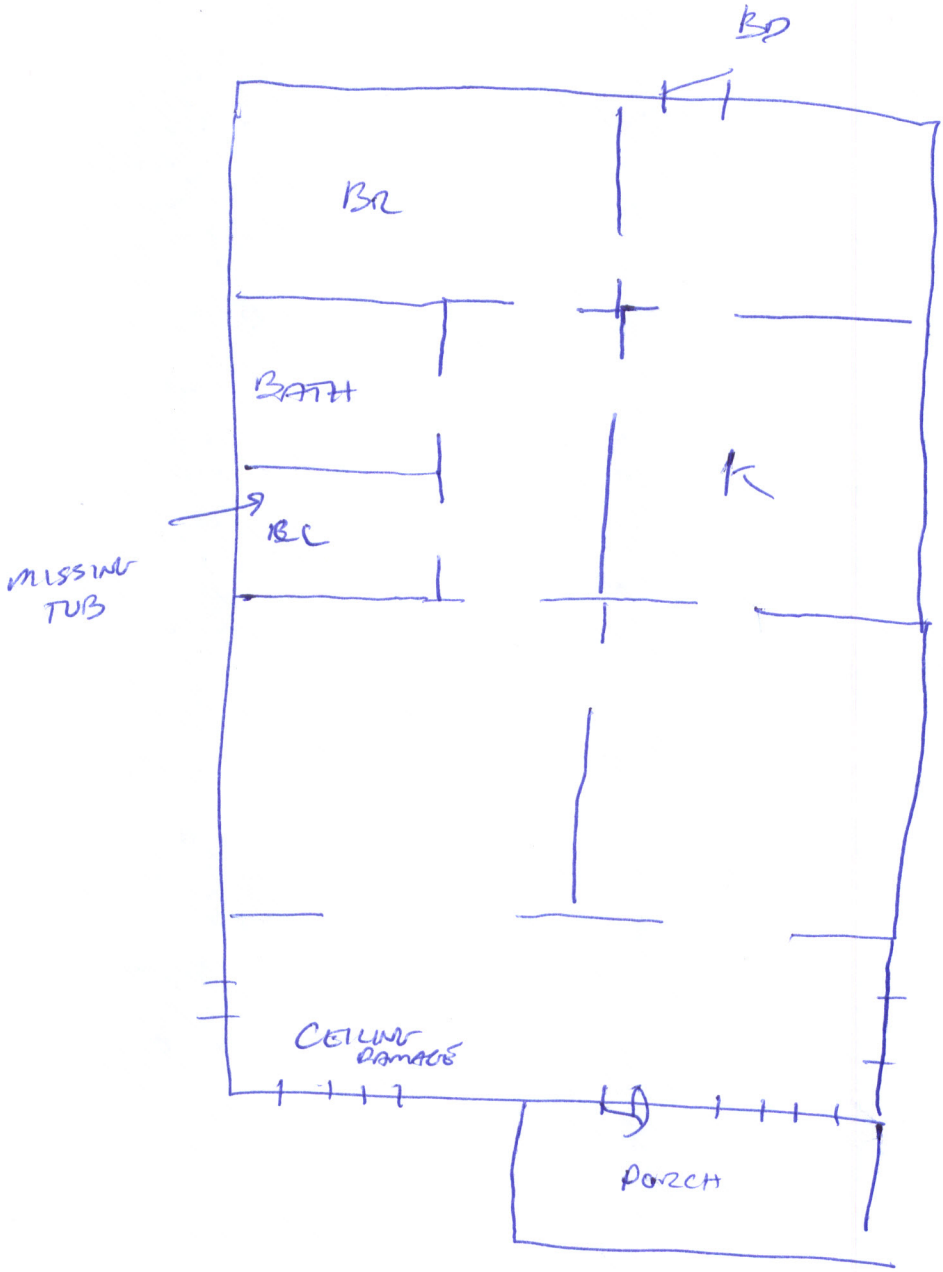
X 1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured and:

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 Date



Dangerous Structures Survey Report

CITY OF BRYAN
The Good Life, Texas Style.

Code Enforcement **Case # 1806**

A. PROPERTY DESCRIPTION

Address: 1532 DANSBY STREET

Lot(s) 15-18 Block(s) 1 Addition(s) JAMES

Owner(s) LEWIS OLIVER ESTATE % NUTALL THERESA

Mailing Address: 3501 GREEN OAKS DRIVE, BRYAN TX 77802-4618

B. SPECIFICATIONS

Sq. Ft._____ Rooms_____ Stories_____1_____ Structures_____

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
X Residential/Single Family	____ Box	____ Occupied
____ Mixed Use	X Frame	X Vacant
____ Commercial	____ Masonry	____ Open
____ Residential/Multi Family	____ Mobile Home	
X Accessory Structure		

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.

X 03. The building, structure, or a part thereof presents an attractive nuisance to children.

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 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 It has a Storage building
No BTU meter or Gas meter

Signature | Printed Name/Title: Jerry Fage | Date: 7-9-13

Case # 1806

Dangerous Structures Survey Report

CITY OF BRYAN
The Good Life, Texas Style

Fire Marshal **Case # 1806**

A. PROPERTY DESCRIPTION

Address: 1532 DANSBY STREET

Lot(s) 15-18 Block(s) 1 Addition(s) JAMES

Owner(s) LEWIS OLIVER ESTATE % NUTALL THERESA

Mailing Address: 3501 GREEN OAKS DRIVE, BRYAN TX 77802-4618

B. SPECIFICATIONS

Sq. Ft._____ Rooms_____ Stories_____ Structures 1

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
X Residential/Single Family	____ Box	____ Occupied
____ Mixed Use	X Frame	X Vacant
____ Commercial	____ Masonry	____ Open
____ Residential/Multi Family	____ Mobile Home	
____ Accessory Structure		

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 100 % 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.

_____ 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

open wiring
floors Rotten
Ceiling Falling
Trash/Rubbish in home
foundation issues
Damaged electrical

[illegible] FRED TAYLOR Dep Fire MARSHAL 7-13-13