

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

February 25, 2013



Case #1894 – 2316 Rountree Drive



LEGAL DESCRIPTION: Lot 3 in Block 1 of Williamson Subdivision

STRUCTURE(S):

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

PROPERTY OWNER(S): Donald Jensen Revocable Living Trust

LIENHOLDER(S)/

MORTGAGEE(S): none

**IMPROVEMENT VALUE(S)
(AS APPRAISED BY THE
BRAZOS COUNTY**

APPRAISAL DISTRICT): \$124,300 (2012 tax year)

BACKGROUND:

This property was previously considered by the Building and Standards Commission during its regular meeting in November 2012. The Commission ordered the demolition of a two-family dwelling (units A and B) and accessory structure on the property and the repair of a five-unit apartment building (units C, D, E, F, and G) within 60 days.

Since the Commission's November 2012 meeting, the two-family dwelling and accessory structure have been removed from the property. The City's Chief Building Official believes that this property is currently not in compliance with the time schedule for repairs that the Commission ordered for this property in November 2012. However, significant progress has been made with regard to removing hazards from the property and bringing the five-unit apartment building up to current building codes. Staff therefore recommends that the Commission issue a new order and timeline for repairs, as described on pages 3 and 4 below.

ATTACHMENTS:

- (1.) staff recommendation
- (2.) pictures
- (3.) letter and email from Mark-Rite Contractors
- (4.) dangerous structures survey reports

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



February 25, 2013

Case #: 1894

Building Address: 2316 Rountree Drive

Record Owner(s): Donald Jensen Revocable Living Trust

The City's Chief Building Official has requested this Commission hearing to discuss the five-unit apartment building (Units C, D, E, F, G) 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:

- Units C, D, and E are occupied and pose a hazard to health, safety, or general welfare of the occupants and/or the general public and must be repaired or 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 five-unit apartment building (units C, D, E, F, and G) may 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.
- repair the five-unit apartment building (units C, D, E, F, and G) within 30 days, in accordance with the schedule below:**

<u>Deadline</u>	<u>Task</u>
7 days	provide proof of pest control measures for all units and apply for building permit for repairs to interior and exterior of the building per items below
30 days	<p>Electrician, plumber, and mechanical (HVAC) contractor to finish repairs and call for final inspections:</p> <ul style="list-style-type: none"> • HVAC units previously replaced without permits – make sure all electrical and mechanical work complies with current codes and make repairs to make safe and bring into code compliance. • remove or conceal exposed wiring in closets • re-install all panel covers • install dead front covers at exterior mechanical unit disconnects • install exterior mechanical units on code approved pads (i.e., not on wood shipping crate) • install all missing screws at exterior electrical panels • secure the HVAC unit seal tite cords and replace damaged cords. • install new or repair existing exterior lights • verify/install correct sized wiring and breakers for electric heaters. • insulate refrigerant lines at exterior units per energy code and install locking refrigerant caps per current code. • clean all A/C coils in each unit. • install correct cord and plug for disposal in unit F. • repair water heaters in attic and bring into current code compliance. • HVAC disconnects need to be accessible – remove old gas furnace vents not in use, re attach disconnects closer to door of closet.

- **Have electrician go thru each unit for electrical clean up.**
- **Make sure all panels at exterior and electrical panels in interior have covers and are labeled per NEC.**

30 days

Call for final building inspections of interior of all units:

- **repair all damaged sheetrock areas in each unit.**
- **repair ceiling finishes in unit C – check for plumbing leaks**
- **install new glass per code at window in unit G**
- **repair soft sub-floor in kitchen of unit G**
- **clean mold from back bedroom and closet in unit D**
- **repair or replace tub surround in unit D**
- **repair open wall in unit F**
- **secure all second floor guardrails securely; add additional intermediate vertical railings or balustrades at porch guard rail to close openings so that a 4” sphere will not pass through**
- **remove all trash and debris from site**
- **close off openings at floor at ceiling at HVAC unit closets and around duct work with sheetrock.**
- **Install smoke detectors in each bedroom and areas outside bedrooms per new state law.**
- **Make sure new windows and glass at windows near stairs have safety glass per code.**
- **Provide fire extinguishers for the complex and units as directed by the Fire Department.**



appear before the Commission during the Commission’s regularly scheduled meeting in June 2013 if the aforementioned tasks are not completed by then.

APARTMENT STRUCTURE (5 UNITS):

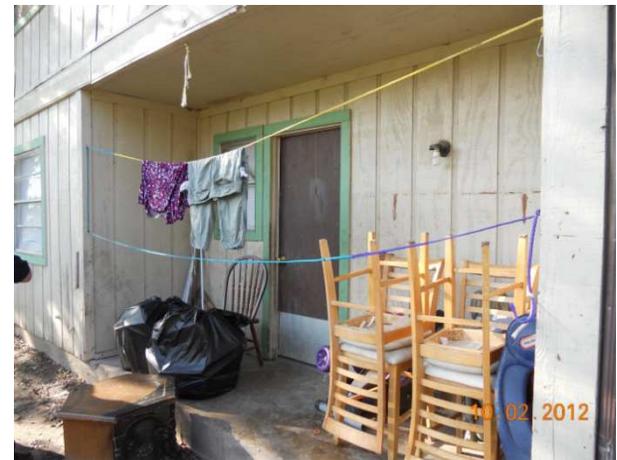
NEW PICTURES 2/13/13





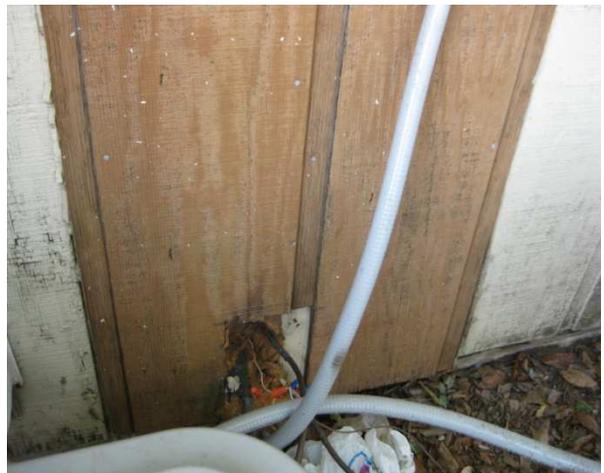
PICTURES TAKEN 10/2/12:





APARTMENT STRUCTURE (CONT.)





APARTMENT STRUCTURE (CONT)





1817 Driller Dr.
Bryan, TX.
(979)595-6063
makerite1@yahoo.com

2316 Round Tree Dr.
Rehabilitation and Code
Compliance Project:

February 14th, 2013

(Attention Greg Cox)

Dear City of Bryan Building and Standards Commission,

Make-Rite Contractors has been chosen as the General Contractor for this project. Enclosed within this document, are descriptions of works already completed and works in progress to be completed; so as to comply with all requirements of the city and federal codes. Also contained herein is a description of works performed to satisfy requirements set forth by the Building and Standards Commission of Bryan, Texas. Investors Real Estate, who owns and manages this property, has put forth great effort and a large financial commitment to become compliant with all of the commission's requirements. Please look over the described scope of work to assure Investors Real Estate and Make-Rite Contractors that all requirements have been satisfied, or are in progress, and/or have been clearly defined.

SCOPE OF WORK:

- Demolition and removal of front buildings.**(COMPLETED, INSPECTED, AND CLOSED)**
- Install electrical disconnects w/ seal tight ends for all A/C power supply lines.
(COMPLETED AND READY FOR INSPECTION)
- Inspect/Install if needed where applicable, the correct size wire and breakers need for A/C service. **(COMPLETED AND READY FOR INSPECTION)**
- Install flow switches, programmable thermostats, and re-plumb condensate drain lines with CPVC pipe for all units.**(COMPLETED AND READY FOR INSPECTION)**
- Install A/C pad for condenser unit.**(COMPLETED AND READY FOR INSPECTION)**
- Replace/Install (2) A/C condenser disconnects with whips and seal tight fittings.**(COMPLETED AND READY FOR INSPECTION)**
- Repair/Install new lap siding and trim for entire exterior.**(COMPLETED AND READY FOR INSPECTION)**
- Repair/Replace balcony OSB decking w/ concrete decking.**(COMPLETED AND READY FOR INSPECTION)**
- Repair/Replace stair/balcony wood railing with wrought iron railing.**(COMPLETED AND READY FOR INSPECTION)**
- Replacement/Install of new secured mail boxes.**(COMPLETED AND READY FOR INSPECTION)**
- Caulking/Painting of total exterior building.**(COMPLETED AND READY FOR INSPECTION)**
- Replacement/Repair of (3) window panes with (1) complete window install. Windows on landings are required to have safety glass. Only window panes that are broken will be serviced.**(IN PROGRESS)**
- Replacement/Repair all exterior landing lights. Install "J" boxes and flood light in (2) exterior application.**(IN PROGRESS)**
- Replacement/Repair of all cracked or damaged plug socket, lights switches, covers, lights, and ext. for all units.**(IN PROGRESS)**
- Repair/Replace electrical panel/box in Unit "F".**(IN PROGRESS)**

Greg, thank you for your efforts assisting Investors Real Estate and Make-Rite Contractors reach a successful outcome concerning this property's code compliance rehabilitation. We look forward to closing out this project as quickly as possible, so that we are able to focus our efforts towards other compliance projects set forth by this commission

Best Regards,

Larry Daniel/Make-Rite Contractors



CITY OF BRYAN
The Good Life, Texas Style

Dangerous Structures Survey Report

Chief Building Official

Case #1894-DK

A. PROPERTY DESCRIPTION (All Structures)

Address 2316 Rountree Drive

Lot(s) 3 Block(s) 1 Addition(s) Williamson

Owner(s) Jensen Donald Vincent Revocable Living Trust, Donald V Jensen Trustee

Mailing Address 301 Brookside Drive West, Bryan TX 77801-3610

B. SPECIFICATIONS

Sq. Ft. _____ Rooms _____ Stories 2 Structures 3

STRUCTURAL USE

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure

CONSTRUCTION

- Box
- Frame
- Masonry
- Mobile Home

OCCUPANCY

- Occupied
 - Vacant
 - Open
- A & B
ACCESSORY
STRUCTURES*

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.
- 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 ACCESSORY STRUCTURE - WALLS OUT OF PLUMB - DAMAGED ELECTRICAL
 ↳ WOOD WALLS TOO CLOSE TO GRADE
② 2ND FLOOR UNIT "B" - UNSECURED - BROK - EXPOSED WIRING @
 CLOSET LIGHT FIXTURE - LOOSE OVEN PLUG - FLOORS UNLEVEL
 CEILING FINISH DAMAGE - BATH TUB SURROUND DAMAGED - FLOOR SOFT
 IN BEDROOM CLOSET - NO HEAT - ~~600~~ UNIT # A 6' CEILING - OPEN
 LB AT ELECTRICAL PANEL - OPEN CUG @ WH - SPICED WIRES AT HVAC -
 CUT WIRES AT HVAC - ELECTRICAL PANEL DAMAGED

EXTERIOR A & B
 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:

BACK BLDG UNITS C-G A. ~~X~~ Be vacated OR remain unoccupied; and
 B. Be repaired OR be demolished. UNIT A, B & ACCESSORY STRUCTURE

- _____ 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

10-4-12

Date

2316 Rountree - Rear Building

Exterior Conditions: Loose siding - holes in siding not sealed
Trash and debris on property
Newer HVAC unit
Loose dryer vent covers
Windows with broken glass

All units: Gas furnaces changed out to electric without permits. Wiring added from electrical panel to heater is exposed in closet in places – holes punched in sheet rock and not sealed. Breakers added for electric heat appear to be oversized and not matching with wire size.

Missing electrical panel covers.

Dead fronts missing at exterior HVAC units at disconnects

One exterior HVAC unit installed with wood shipping crate under – sign of no permit obtained. Most seal tite cords are loose. Exposed wiring. Holes too large and not sealed where wiring and refrigerant lines enter wall – allowing damage to framing.

Missing screws at dead fronts on electrical panels.

Openings in guard rails do not meet current code.

Guardrails in poor condition, right side guard going up exterior stair is broke loose, other rusted areas

Second floor balcony patched with plywood overlay.

Exterior light fixtures with out covers.

Damaged / loose treads at exterior stairs.

Missing or damaged downspouts and gutters.

Tree branches and vegetation need to be trimmed away from electrical service

Parking lot in poor condition

Unit "C": Ceiling finish damage in living area from something leaking above in bath room.
Pest control needed, roach problem.
Missing panel cover at electrical panel in closet – exposed wires – fire hazard

Unit "E":

Unit "G": Glass not installed in window sash correctly at living room window
Kitchen light switch partially blocked by upper cabinets
Soft floor in kitchen
Missing deadfront cover in electrical panel in bedroom closet

Unit "F": New window installed at front bedroom, no permits on record
Open wall in washer/dryer closet
Garbage disposal with extension lamp cord for power

Unit "D": Missing porch light
Mold in back bedroom and bedroom closet
Tub surround is in poor condition – holes, etc.

Accessory structure:

Not secured – door loose at hinges
Rotten walls – walls loose at footings
Rotten/decay at framing, possible inspect damage
Sagging roof ridge
Exposed/damaged electrical wiring
Trash and debris inside

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Mold in back bedroom and bedroom closet
Tub surround is in poor condition – holes, etc.

Accessory structure:

Not secured – door loose at hinges
Rotten walls – walls loose at footings
Rotten/decay at framing, possible inspect damage
Sagging roof ridge
Exposed/damaged electrical wiring
Trash and debris inside
Out of plumb exterior supporting walls
Evidence of leaky roof

Front Building:

Exterior: Exposed PVC piping at exterior walls – needs repairs and paint
Siding damage
Exterior stair not to code – guards and handrails not to code
Open electrical LB at service

Unit "A": Exposed wiring at and around electrical panel- wall damaged around electrical panel and open to small storage room.
Electrical panel damaged – missing parts and wiring
Low ceilings about 6' from floor
Water heater area in need of repairs – water heater not installed to current code
Lamp cord installed as a light fixture at kitchen cabinet
Interior finishes damaged
Trash and debris
No heating system
Gas space heater in living room not connected

Unit "B":
Unsecured – open window
Trash and debris inside
Floor is out of level
Exposed Romex wiring at closet light fixture
Electrical outlet added to cabinets in bath with exposed Romex Wiring
No heating system
Interior finishes damaged
Bath tub surround is damaged
Floor soft in bedroom closet
Open ceiling at water heater
Spliced and cut wires at HVAC – exposed Romex wires at HVAC

Exterior storage adjacent to unit "A":

Exposed wires
Hole in wall to unit "A" near electrical panel
No interior finishes
Water damage
Trash and debris inside