

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

February 25, 2013



Case #1913 – 412 North Baylor Avenue/905 W. 22nd Street



LEGAL DESCRIPTION: Parts of Lots 6-8 in Block 234 of City of Bryan Townsite Subdivision

STRUCTURE(S):

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

PROPERTY OWNER(S): Geraldine Tates

**LIENHOLDER(S)/
MORTGAGEE(S):** None

**IMPROVEMENT VALUE(S)
(AS APPRAISED BY THE
BRAZOS COUNTY
APPRAISAL DISTRICT):** \$2,120 (2012 tax year)

BACKGROUND:

Notice was sent to the property owner in early January 2012 when the electrical meter was removed from the large accessory structure addressed at 905 W. 22nd Street that there were concerns with the structure and that City staff wanted to discuss these with the owner.

A few weeks later, City staff met with the property owner on site and went over issues with the structure that has the unofficial address of 905 W. 22nd Street and which is located on the same lot as a single-family home addressed at 412 N. Baylor Avenue. It was pointed out that due to all the issues from the foundation to the framing that the structure was probably not feasible to repair. A demolition permit was obtained by the owner at end of January 2012, but the accessory structure was never demolished. The owner has since expressed interest to repair the structure; however the city has not received any plans or permit application for repairs.

During the last inspection of the property earlier this year, a small detached accessory structure on the property was noted to being used as a laundry room and for storage. This structure was also noted as being dilapidated and in a state of disrepair.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



February 25, 2013

Case #: 1913

Building Address: 412 North Baylor Avenue/905 W. 22nd Street

Record Owner(s): Geraldine Tate

The City's Chief Building Official has requested this Commission hearing to discuss the accessory structures 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 accessory structures 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 structures 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 structures 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 accessory structures 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 accessory structures within 7 days.**
- secure the accessory structure(s) from unauthorized entry within 7 days.**
- demolish/remove the accessory structures 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 accessory structures 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.

LARGE ACCESSORY STRUCTURE (905 W. 22nd Street):



SMALL ACCESSORY STRUCTURE:





Dangerous Structures Survey Report

Chief Building Official

Case #1913-DK

A. PROPERTY DESCRIPTION

Address: 412 N BAYLOR AVENUE

Lot(s) PTS OF LOTS 6-8 Block(s) 234 Addition(s) CITY OF BRYAN TOWNSITE

Owner(s) GERALDINE TATES

Mailing Address: 412 N BAYLOR AVENUE, BRYAN TEXAS 77803-2637

B. SPECIFICATIONS

Sq. Ft. _____ Rooms 3 Stories 1 Structures 2

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.

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 LARGE STRUCTURE: (1) CONCRETE FOUNDATION WITH CRACKS -

SHOWING SIGNS OF MOVEMENT (2) WALLS OUT OF PLUMB

(3) SIDING DAMAGED / OPENINGS (4) ROOF DAMAGED (5) FRAMING DAMAGED (6) EXPOSED ^{UNTREATED} PLY WOOD (7) ROOF/WALL DAMAGE.

(8) OPEN SEWER AT EXTERIOR (9) TRASH & DEBRIS IN & AROUND

SMALL LAUNDRY ROOM STRUCTURE: (1) EXPOSED WIRING - EXTENSION CORDS

(2) OPEN (3) FRAMING NOT TO CODE (4) SIGNS OF WATER / ROOF LEAKS

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.



Signature

GREGORY S. COX

Printed Name

01-09-13

Date

Case # _____



CITY OF BRYAN
The Good Life, Texas Style

Dangerous Structures Survey Report

Code Enforcement

Case #1913-DK

A. PROPERTY DESCRIPTION

Address: 412 N BAYLOR AVENUE

Lot(s) PTS OF LOTS 6-8 Block(s) 234 Addition(s) CITY OF BRYAN TOWNSITE

Owner(s) GERALDINE TATES

Mailing Address: 412 N BAYLOR AVENUE, BRYAN TEXAS 77803-2637

B. SPECIFICATIONS

Sq. Ft. _____ Rooms _____ Stories _____ Structures _____

STRUCTURAL USE

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure *X2*

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.

Case # 1913

COMMENTS

power supply coming from orange extension cord, rotten lumber, holes in sheet metal roof.

Dawn Kaatz Dawn Kaatz / Code Enforcement 11/13

Signature

Printed Name/Title

Date

Case # 1913



CITY OF BRYAN
The Good Life, Texas Style

Dangerous Structures Survey Report

Fire Marshal

Case #1913-DK

A. PROPERTY DESCRIPTION

Address: 412 N BAYLOR AVENUE

Lot(s) PTS OF LOTS 6-8 Block(s) 234 Addition(s) CITY OF BRYAN TOWNSITE

Owner(s) GERALDINE TATES

Mailing Address: 412 N BAYLOR AVENUE, BRYAN TEXAS 77803-2637

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 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.

Case # _____

X 07. The structure or a part thereof is in violation of the City's fire code.
D. DETERMINATION

V 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

unstable structure
unpermitted wiring
walls out of plumb
rotten exterior walls, studs, floor plate, door jamb
holes in roof
exposed wiring

 Fred Taylor Deputy Fire Marshal 1-15-13