

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

February 25, 2013



Case #1909 – 1403 Rochester Street



LEGAL DESCRIPTION: Lots 18 & 19 in Block 2 of Broadway Subdivision

STRUCTURE(S):

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

PROPERTY OWNER(S): Giovanni & Houda Cerone

LIENHOLDER(S)/

MORTGAGEE(S): none

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

APPRAISAL DISTRICT): \$18,620 (2012 tax year)

BACKGROUND:

This single-family home was found to be unsecured in January 2012. Notices were sent to previous owner that the structure needed to be secured and a hold was placed on utilities as the home did not appear habitable or feasible to repair according to the Chief Building Official.

City staff spoke with new owner, Mr. Giovanni Cerone on February 8, 2013. He advised that he was in the process of obtaining estimates for demolition from contractors and hoped to have the building and accessory structure removed by the time of the Commission meeting on February 25, 2013.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



February 25, 2013

Case #: 1909

Building Address: 1403 Rochester Street

Record Owner(s): Giovanni & Houda Cerone

The City's Chief Building Official has requested this Commission hearing to discuss the building and 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 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 building and accessory structure(s) from unauthorized entry within 30 days.
- demolish/remove the building and accessory structure(s) 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 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:



STORAGE SHED ALSO







CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Chief Building Official

Case #1909-DK

A. PROPERTY DESCRIPTION

Address: 1403 ROCHESTER STREET

Lot(s) 18 & 19 Block(s) 2 Addition(s) BROADWAY ADDITION

Owner(s) GIOVANNI & HOUDA CERONE

Mailing Address: 201 W 26TH STREET, BRYAN TEXAS 77803-3215

B. SPECIFICATIONS

Sq. Ft. _____ Rooms 4 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 / 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.

- 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:
- X light
 - X 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:
- X Defective materials
 - X Structural deterioration
 - X Interior walls or ceilings with holes, cracks or loose plaster

COMMENTS (1) PORCH & CARPORT NOT BUILT TO CODE (2) DAMAGED SIDING, FASCIA (3) TRASH / DEBRIS IN & AROUND (4) NO WATER HEATER (5) DAMAGED WINDOWS & INTERIOR FINISHES (6) MOLD IN CLOSET (7) DAMAGED ELECTRICAL (8) SHED - UNSECURED, TRASH & DEBRIS, NOT TO CODE (9) HOLES IN WALLS (10) BROKEN WINDOWS (11) DAMAGE AROUND FRONT DOOR

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.



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 #1909-DK

A. PROPERTY DESCRIPTION

Address: 1403 ROCHESTER STREET

Lot(s) 18 & 19 Block(s) 2 Addition(s) BROADWAY ADDITION

Owner(s) GIOVANNI & HOUDA CERONE

Mailing Address: 201 W 26TH STREET, BRYAN TEXAS 77803-3215

B. SPECIFICATIONS

Sq. Ft. 650 Rooms _____ Stories 1 Structures 1 + shed

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.

Case # 1909

COMMENTS

shed also

Electrical hazards,

Dawn Kaatz
Signature

Dawn Kaatz / code Enforcement
Printed Name/Title

1/7/13
Date

Case # 1909



Dangerous Structures Survey Report

Fire Marshal

Case #1909-DK

A. PROPERTY DESCRIPTION

Address: 1403 ROCHESTER STREET

Lot(s) 18 & 19 Block(s) 2 Addition(s) BROADWAY ADDITION

Owner(s) GIOVANNI & HOUDA CERONE

Mailing Address: 201 W 26TH STREET, BRYAN TEXAS 77803-3215

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 ___% 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

- 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

Inadequate wiring
open wires wiring
Inadequate exits
mold/moisture
Rotten sill plate

[Signature] FIRE TAYLOR Deputy Fire Marshal 1-15-13