

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

January 28, 2013



**Krenek's Mobile Home Park – 1717 Groesbeck Street #69 and #86
(Case #1904 and #1905)**



LEGAL DESCRIPTION: Lot 23, TR-91, Block 17, Zeno Phillips League. Krenek's Mobile Home Park (11.59 acres)

STRUCTURE(S):

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

PROPERTY OWNER(S): #69 Javier Diaz
#86 Guadalupe Pina

The property on which these manufactured homes are located is owned by Mark Smith who purchased that property from Ms. Debbie Krenek in November 2012.

**LIENHOLDER(S)/
MORTGAGEE(S):**

none

IMPROVEMENT VALUE(S) AND MANUFACTURED DATES FROM BRAZOS COUNTY APPRAISAL DISTRICT FOR 2012 TAX YEAR:

#69: \$2,170 (2012 tax year) – MANUFACTURED DATE: 1976

#86: \$1,200 (2012 tax year) – MANUFACTURED DATE: 1966

BACKGROUND:

In 2008 the City Council communicated to staff that enforcement of the manufactured housing park ordinance and the removal of unsafe/damaged homes from the parks doing business in Bryan was of high priority. Shortly after the mandate from Council and continuing to the present day, efforts have been made to bring about corrective measures at Krenek's Mobile Home Park which has about 113 lots and 74 mobile homes. The last time Krenek's Mobile Home Park was licensed to legally operate in Bryan was 2006. To date, some progress has been made but not enough to regain the park license and the park remains in operation in violation of City of Bryan ordinances.

In December 2010, the Building Services Department, in partnership with BTU, began denying requests to restore electrical service to homes in the park that became vacant since the park does not have a valid license to operate. Since the implementation of that policy, more than 15 homes in Krenek's Mobile Home Park have become vacant and disconnected from the electrical system.

Mobile homes on Lots 69 and 86 were noticed to be vacant and in a dilapidated and/or unsecured condition. The cases were referred to the Chief Building Official who requested their consideration by the Building and Standards Commission.

ATTACHMENTS (for each case):

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



January 28, 2013

Case #: 1904

Building Address: 1717 Groesbeck Street #69

Record Owner(s): Javier Diaz

The City's Chief Building Official has requested this Commission hearing to discuss the building 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:

- 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 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.

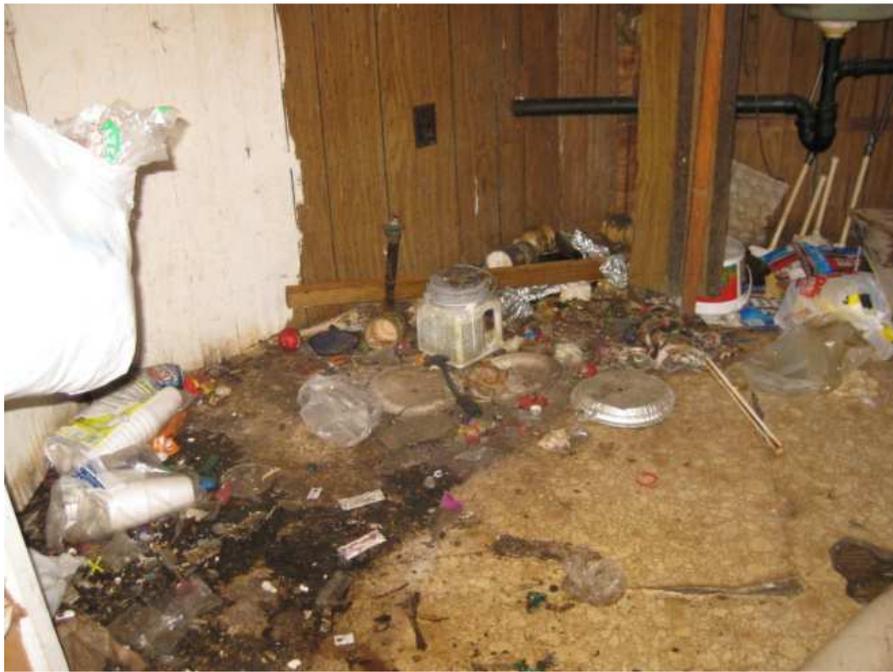
The City further recommends that the Commission order the City to demolish the building and remove the debris in accordance with Chapter 14 of the City of Bryan's Code of Ordinances if the owner, lienholder, or mortgagee fails to comply with the Commission's order.

PICTURES:

1717 GROESBECK STREET #69
(December 12, 2012)









CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Chief Building Official

Case #1904-SW

A. PROPERTY DESCRIPTION

Address 1717 Groesbeck No 69

Lot(s) Space 69 Block(s) _____ Addition(s) Krenek MHP

Owner(s) Diaz Javier % Carabajal Viliulfo

Mailing Address 1717 Groesbeck Street No 69, Bryan TX 77803-4477

B. SPECIFICATIONS

Sq. Ft. _____

Rooms 3+

Stories 1

Structures MOBILE HOME
DECK/PORCH

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.

Case # _____

- 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) MISSING BLANKS AT ELECTRICAL PANEL (2) UNSECURED
 (3) LOOSE TIE DOWN (4) BOARDED DOORS & WINDOWS (5) DAMAGED
 PORCH & DECK (6) EXPOSED ROMEX AT EXTERIOR (7) LIGHT
 SWITCHES & BOXES LOOSE (8) CEILING LEAKS
 MOLD FRONT BED ROOM (9) TRASH
 & DEBRIS (10) DAMAGED INTERIOR FINISHES (11) ROOF COLLAPSING
 IN KITCHEN (12) MOLD IN BACK BED ROOM / CEILING
 DAMAGE (13) BATH ROOM: TUB SURROUND DAMAGED / FINISHES DAMAGED
 (14) NO SKIRTING (15) SIDING DAMAGED (16) LOOSE TIE DOWNS

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

12-11-12
Date

Case # _____

Page 3 of 3



Dangerous Structures Survey Report

Code Enforcement

Case #1904-SW

A. PROPERTY DESCRIPTION

Address 1717 Groesbeck No 69

Lot(s) Space 69 Block(s) _____ Addition(s) Krenek MHP

Owner(s) Diaz Javier % Carbajal Viliulfo

Mailing Address 1717 Groesbeck Street No 69, Bryan TX 77803-4477

B. SPECIFICATIONS

Sq. Ft. _____

Rooms _____

Stories _____

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 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 # 1904



CITY OF BRYAN
The Good Life, Texas Style™

Dangerous Structures Survey Report

Fire Marshal

Case #1904-SW

A. PROPERTY DESCRIPTION

Address 1717 Groesbeck No 69

Lot(s) Space 69 Block(s) _____ Addition(s) Krenek MHP

Owner(s) Diaz Javier % Carbajal Viliulfo

Mailing Address 1717 Groesbeck Street No 69, Bryan TX 77803-4477

B. SPECIFICATIONS

Sq. Ft. _____

Rooms _____

Stories _____

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 80% 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. X Be vacated OR X 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 Gang TAGS

soft floors

open wells

soft walls

missing doors

open wiring

Fred Taylor / DSM 12-11-12

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



January 28, 2013

Case #: 1905

Building Address: 1717 Groesbeck Street #86

Record Owner(s): Guadalupe Pina

The City's Chief Building Official has requested this Commission hearing to discuss the building 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:

- 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 7 days.
- demolish/remove 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 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:

1717 GROESBECK ST #86
(December 12, 2012)









Dangerous Structures Survey Report

Chief Building Official

Case #1905-SW

A. PROPERTY DESCRIPTION

Address 1717 Groesbeck No 86

Lot(s) Space 86 Block(s) _____ Addition(s) Krenek MHP

Owner(s) Pina Guadalupe

Mailing Address 1717 Groesbeck Street No 103, Bryan TX 77803-4472

SPECIFICATIONS

Sq. Ft. _____

Rooms 4+

Stories 1

Structures MOBILE HOME DECK/PORCH

STRUCTURAL USE

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

CONSTRUCTION

- Box
- Frame
- Masonry
- Mobile Home

OCCUPANCY

- Occupied
- Vacant
- Open

B. 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.

Case # _____

- 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) PORCH NOT BUILT TO CODE (2) ROTTEN WALLS
 (3) EXPOSED ROMEX (4) LIGHT FIXTURE WIRED W/ EXTENSION CORDS
 (5) ROMEX EXPOSED @ WALLS (6) BEDROOM WINDOWS NOT TO CODE (7) BACK DOOR BLOCKED (8) EXPOSED ROMEX UNDER ELECTRICAL PANEL (9) MISSING BLANKS
 (10) FOUNDATION & STRUCTURAL DAMAGE

C. 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 GREGORY S. COX Date 12-11-12
~~01/16/1~~



Dangerous Structures Survey Report

Code Enforcement

Case #1905-SW

A. PROPERTY DESCRIPTION

Address 1717 Groesbeck No 86

Lot(s) Space 86 Block(s) _____ Addition(s) Krenek MHP

Owner(s) Pina Guadalupe

Mailing Address 1717 Groesbeck Street No 103, Bryan TX 77803-4472

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 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 # 1905



CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Fire Marshal

Case #1905-SW

A. PROPERTY DESCRIPTION

Address 1717 Groesbeck No 86

Lot(s) Space 86 Block(s) _____ Addition(s) Krenek MHP

Owner(s) Pina Guadalupe

Mailing Address 1717 Groesbeck Street No 103, Bryan TX 77803-4472

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

- 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. X Be vacated OR X 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

unpermitted elec

open wiring

soft walls

soft floors

walls out of plumb

[Signature]

Fred Taylor / DSM

12-11-12