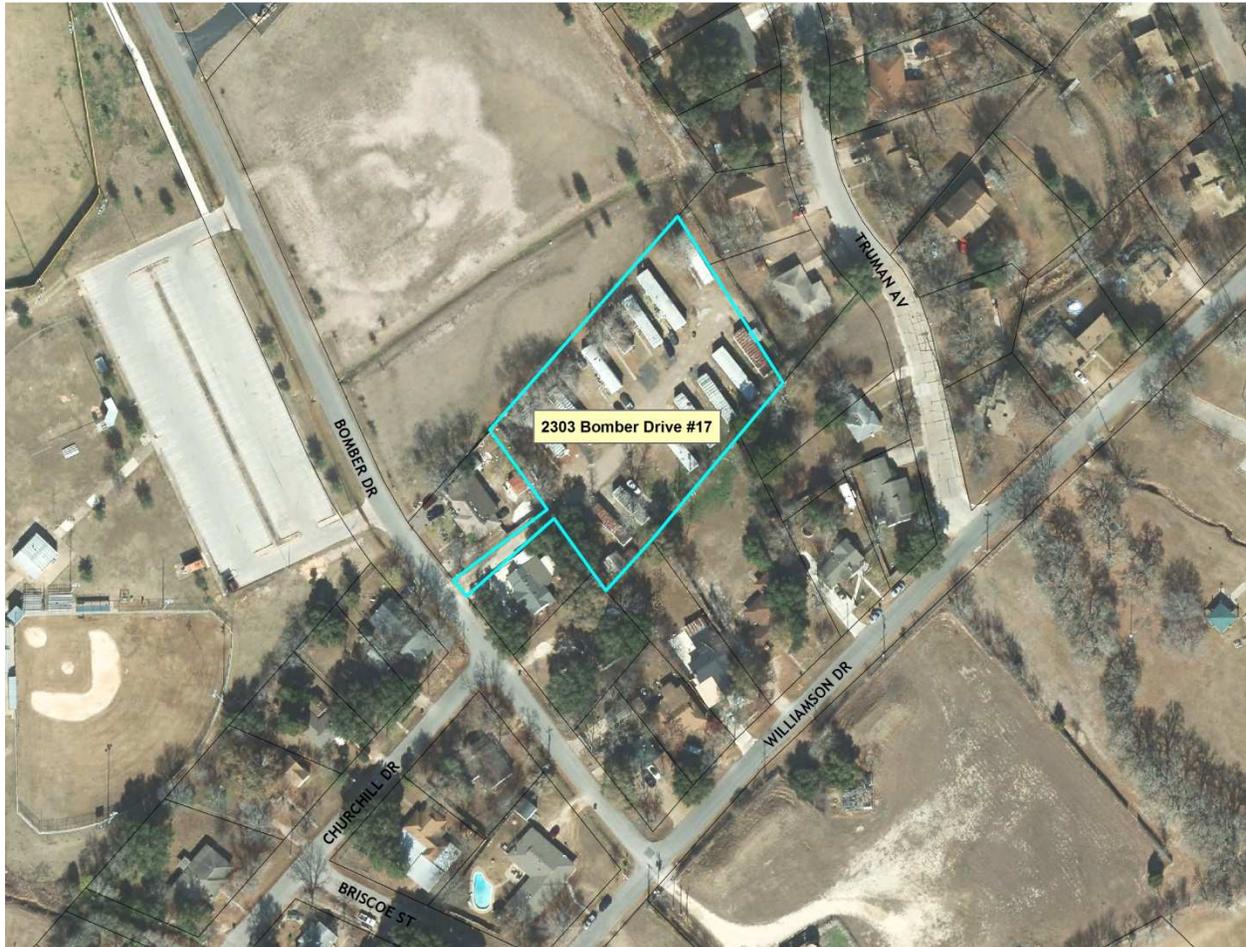


**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**January 28, 2013**



**Case #1881 – 2303 Bomber Drive #17**



**LEGAL DESCRIPTION:** Park Place Mobile Home Park, Lakeview North Addition, Block 3, Lot 11 (1.26 acres)

**STRUCTURE(S):**

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

**PROPERTY OWNER(S):** #17 Jason C. Millsap

the property on which this manufactured home is located is also owned by Jason C. Millsap

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

none

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

\$ 1,500 (2012 tax year)

**BACKGROUND:**

This structure was brought to the attention of Code Enforcement staff due to its dilapidated state and was referred to Building Services and Fire Marshal's office for further investigation.

On October 5, 2012, the structure's tenant advised she had lived at this location for over 4 years and had three children and under a very tight budget. She explained there had been numerous issues with the mobile home, from water leaks that never got fixed to electrical issues that made her utility bill exceed \$400/month. She explained she would be moving by October 31, 2012 from this mobile home and wanted to let City Staff know.

This structure was originally scheduled for consideration during the Commission's regular meeting on October 22, 2012. At that meeting, Commissioner's voted to declare this building unsafe and ordered the owner to vacate and secure the structure within 10 days and return to the Commission's January 2013 regular meeting with plans to repair or demolish the structure. Commissioners rescheduled consideration until after January 1, 2013 at the request of Mr. Lenard Millsap who was undergoing chemotherapy treatment.

On December 12, 2012, city staff re-inspected the structure and found it unsecured and unoccupied.

**ATTACHMENTS:**

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

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**January 28, 2013**

**Case #: 1881**

**Building Address: 2303 Bomber Drive #17**

**Record Owner(s): Jason Millsap**

**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 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 10 days.
- secure the building  and accessory structure(s) from unauthorized entry within 30 days.
- demolish/remove the building and accessory structure within 30 days.**
- demolish/remove or  repair the building  and accessory structure(s) within \_\_\_ days, in accordance with the schedule below:

Deadline

Task

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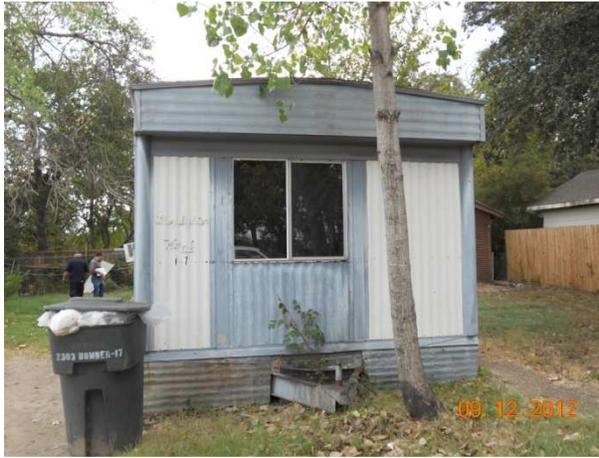


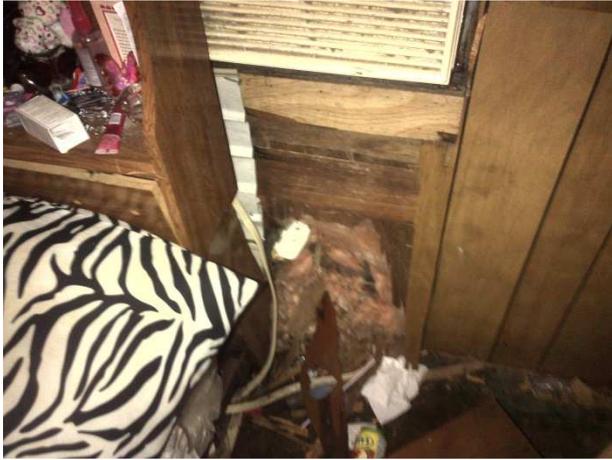
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- appear before the Commission at each regularly scheduled meeting to demonstrate compliance with the time schedule, until the preceding orders have been fulfilled.

**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:**





**PICTURES BELOW SINCE VACATED**





ACCESSORY STRUCTURE



CITY OF BRYAN  
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# Dangerous Structures Survey Report

Chief Building Official

Case # 1881

**A. PROPERTY DESCRIPTION**

Address 2303 Bomber Drive NO 17

Lot(s)      Block(s)      Addition(s) Park Place MHP Space 17

Owner(s) Jason C Millsap

Mailing Address 2004 Pinewood Drive, Bryan, TX 77807

**SPECIFICATIONS**

Sq. Ft.   1   Rooms  3-4  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

**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.

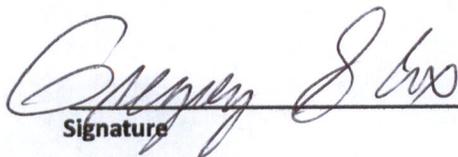
05. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.

06. The structure or any part thereof has inadequate means of egress as required by the city's building code.

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) OCCUPIED (2) ROACHES ON FLOOR (3) EXTENSION CORDS  
 HOLES IN WALLS/FLOORS (4) TUB CONTINUALLY RUNNING  
 WATER (5) SOFT FLOOR IN BATH (6) BACK DOOR  
 SCREWED SHUT (7) ROTTEN WALL AROUND ELECTRICAL  
 PANEL (8) HOLES IN BEDROOM FLOOR (9) HOLES IN  
 BEDROOM WALLS (10) BACK DOOR - NO LANDING/STEPS (11) DAMAGED  
 SIDING (12) NO LANDING AT FRONT DOOR (13) ELECT OUTLET EXPOSED

- C. **DETERMINATION** (14) BEDROOM - EXPOSED WALLS AT EXTERIOR / WITH LOOSE & ROMEX  
 LOOSE OUTLET AT WINDOW A/C (15) BATH TUB WATER WILL NOT SHUT OFF
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

9-12-12  
 Date



CITY OF BRYAN  
The Good Life, Texas Style.

# Dangerous Structures Survey Report

Code Enforcement

Case # 1881

A. PROPERTY DESCRIPTION

Address 2303 Bomber Drive NO 17

Lot(s) \_\_\_ Block(s) \_\_\_ Addition(s) Park Place MHP Space 17

Owner(s) Jason C Millsap

Mailing Address 2004 Pinewood Drive, Bryan, TX 77807

B. SPECIFICATIONS

Sq. Ft. \_\_\_\_\_

Rooms \_\_\_\_\_

Stories \_\_\_\_\_

Structures \_\_\_\_\_

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.





CITY OF BRYAN  
The Good Life, Texas Style.

# Dangerous Structures Survey Report

Fire Marshal

Case # 1881

**A. PROPERTY DESCRIPTION**

Address 2303 Bomber Drive NO 17

Lot(s)      Block(s)      Addition(s) Park Place MHP Space 17

Owner(s) Jason C Millsap

Mailing Address 2004 Pinewood Drive, Bryan, TX 77807

**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.

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

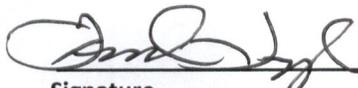
X 1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured and:

A. X Be vacated OR \_\_\_ 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 unpermitted electrical  
open exterior junction boxes  
exposes wiring on interior  
porch walls  
soft spots in floor  
extension cords

  
Signature

FRED TAYLOR/DFM  
Printed Name/Title

9-12-12  
Date