

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

November 25, 2013



Case #1947 – 108 S. Parker Avenue



LEGAL DESCRIPTION: Lot 8 and part of lot 9 and part of alley in Block 139 of Bryan Original Townsite

STRUCTURE(S):

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

PROPERTY OWNER(S): Mark Purcell

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

**IMPROVEMENT VALUE(S)
(AS APPRAISED BY THE
BRAZOS COUNTY
APPRAISAL DISTRICT):** \$9,740 (2013 tax year)

BACKGROUND:

The Fire Marshal's Office advised that this house had caught on fire on December 30, 2012 and requested assistance from Code Enforcement to secure the structure from unauthorized entry. At that time a property management company overseeing the property, secured it. Since then, the house and accessory structure have been found unsecured several times with reports from neighbors of apparently authorized people staying in the burnt out structure. On April 15, 2013 the property's lawn was found to be overgrown and Code Enforcement sent notice to owner for property to be mowed. Code Enforcement was advised at that time that the property management company no longer handles this property.

During its meeting on June 24, 2013, the Building and Standards Commission ordered the property repaired with a deadline of 10-31-2013 to receive a new Certificate of Occupancy. During this meeting on November 25, 2013, the property owner must demonstrate compliance with the time schedule which was included in the Commission's order on July 22, 2013. 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. A building permit was obtained on October 21, 2013, but only a framing inspection has been called in so far. The framing inspection was approved on November 5, 2013. As of November 18, 2013, no plumbing rough-in and no electrical rough-in inspections have been called in. No plumbing and no mechanical permits has been obtained to date.

The Chief Building Official believes that significant progress has been made and recommends that the Commission issue a new order with a new time schedule for repair, as described on page 7.

ATTACHMENTS:

- (1.) repair plan approved by the Commission during its meeting on June 24, 2013
- (2.) staff recommendation
- (3.) pictures
- (4.) dangerous structures survey reports



1817 Driller Dr.

Bryan, Tx 77808

(979) 595-6063

108 South Parker St.

Rehabilitation

Proposal

(Attn: Greg Cox)

Dear, City of Bryan and Chief Building Official,

Enclosed below is a rehabilitation proposal 108 South Parker, Bryan, Tx. After inspection and review of the fire damaged dwelling addressed above, Make-Rite Contractors has tailored a rehabilitation project that will assure The City of Bryan, Owners, and Lien Holders this property re-establishes its value and integrity within the downtown community. The determined scope of work, upon completion, will satisfy all local and federal building code requirements.

First, the exterior phase is proposed with new Hardie lap siding, replacement of exterior trims, roof decking, roof shingles, felt paper, and drip edge for the home. Installations of new Hardi siding and roofing shingles are scheduled for the garage including a total property clean up with removal of dead trees. Demolition and reconstruction of all compromised framing, trusses, sub-flooring, and windows are required for the master bedroom and bath of the dwelling due to fire damage. Other construction plans to complete dry-in and secure the residents will be to replace both the front and back doors including new locking hardware. All methods of installations are completed using standard industry practices and are within the guidelines of our local building codes set forth by The City of Bryan.

Second, the interior and finish out will consist of all new electrical wiring, breaker boxes, breakers, sockets, switches, fans, and lights. New installation of insulation and sheetrock with texture for walls and ceiling in master bedroom, bathroom, second living room, and kitchen will close in all affected areas. Plans to include replacing all of the master bedroom and bath doors, trim, tub, toilets, cabinets, sinks, and flooring will finish-out the inside of the home. A full primer and paint of the total interior and exteriors of the dwelling will complete the 108 S. Parker St. Rehabilitation project.

Last, the total project budget is \$58k-\$65k with possible upgrades as well. Upon approval of this proposal, Make-Rite Contractors and the Owner/ Representative, in conjunction with the Lien Holder, will begin to access the available escrowed insurance funds to start the rehabilitation. This could take up to 30 days from the date this proposal is approved.

In conclusion, Make-Rite Contractors is requesting The City of Bryan and its delegates approve this proposal and delay any referrals to the Building and Standards Committee. Upon approval of this proposal, Make-Rite Contractors and the Owner/Representative will begin to coordinate with Lien Holders to release escrowed insurance funds to start with the rehabilitation project. Please contact me with any questions or concerns either by phone @ (979)595-6063 or email at makerite1@yahoo.com .

Best Regards,

Larry Daniel/Owner

Make-Rite Contractors

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



November 25, 2013

Case #: 1947

Building Address: 108 S. Parker Avenue

Record Owner(s): Mark Purcell

The City's Chief Building Official has requested this Commission hearing to discuss the building and one 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 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 structure.**
- 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:

- secure the building and accessory structure(s) from unauthorized entry within 7 days.**
- repair the building and accessory structure(s) within 90 days, in accordance with the schedule below:**

<u>Deadline</u>	<u>Task</u>
30 days	Obtain plumbing and mechanical permits, call for rough in inspections for electrical, mechanical, and plumbing work.
60 days	Obtain final inspections on electrical, mechanical, and plumbing work.
90 days	Call for building final inspection, obtain passing building final approval for issuance of new Certificate of Occupancy.

- appear before the Commission at the March 2014 regular Building and Standards Commission meeting to demonstrate compliance with the time schedule, until the preceding orders have been fulfilled.**

The City recommends that the Commission orders that the City may:

- disconnect water and electric utilities to the building and accessory structure.**
- secure the structure, 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: 5/7/2013



New Pictures 11-12-13







CITY OF BRYAN
The Good Life, Texas Style

Dangerous Structures Survey Report

Chief Building Official

Case #1947-SW

A. PROPERTY DESCRIPTION

Address: 108 S PARKER AVENUE

Lot(s) 8 & 9 (S PTS OF) & PT OF ALLEY Block(s) 139 Addition(s) CITY OF BRYAN TOWNSITE

Owner(s) MARK PURCELL

Mailing Address: 108 S PARKER AVENUE, BRYAN TX 77803-3259

B. SPECIFICATIONS

Sq. Ft. 3,000 +/- Rooms 7/8 +/- Stories 1 Structures 2

STRUCTURAL USE

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

CONSTRUCTION

- Box
- Frame 1935
- 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.
- 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 EXTENSIVE FIRE & SMOKE DAMAGE ② FRAMING
DAMAGE / SIDING DAMAGE, ETC. FROM FIRE, EXPOSED
WIRING AT ELECTRICAL PANEL, EVIDENCE OF ^{FOLKS} STEALING WIRING, BURNT DRYER PLUG-
③ TRASH AND DEBRIS INSIDE & OUT.
④ HOUSE UNSECURED VIA CRAWL SPACE, EVIDENCE OF PEOPLE STAYING IN HOUSE
⑤ ACCESSORY STRUCTURE UNSECURED, EXPOSED WIRING
⑥ DEAD TREE NEXT TO DRIVE WAY IN BACK

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

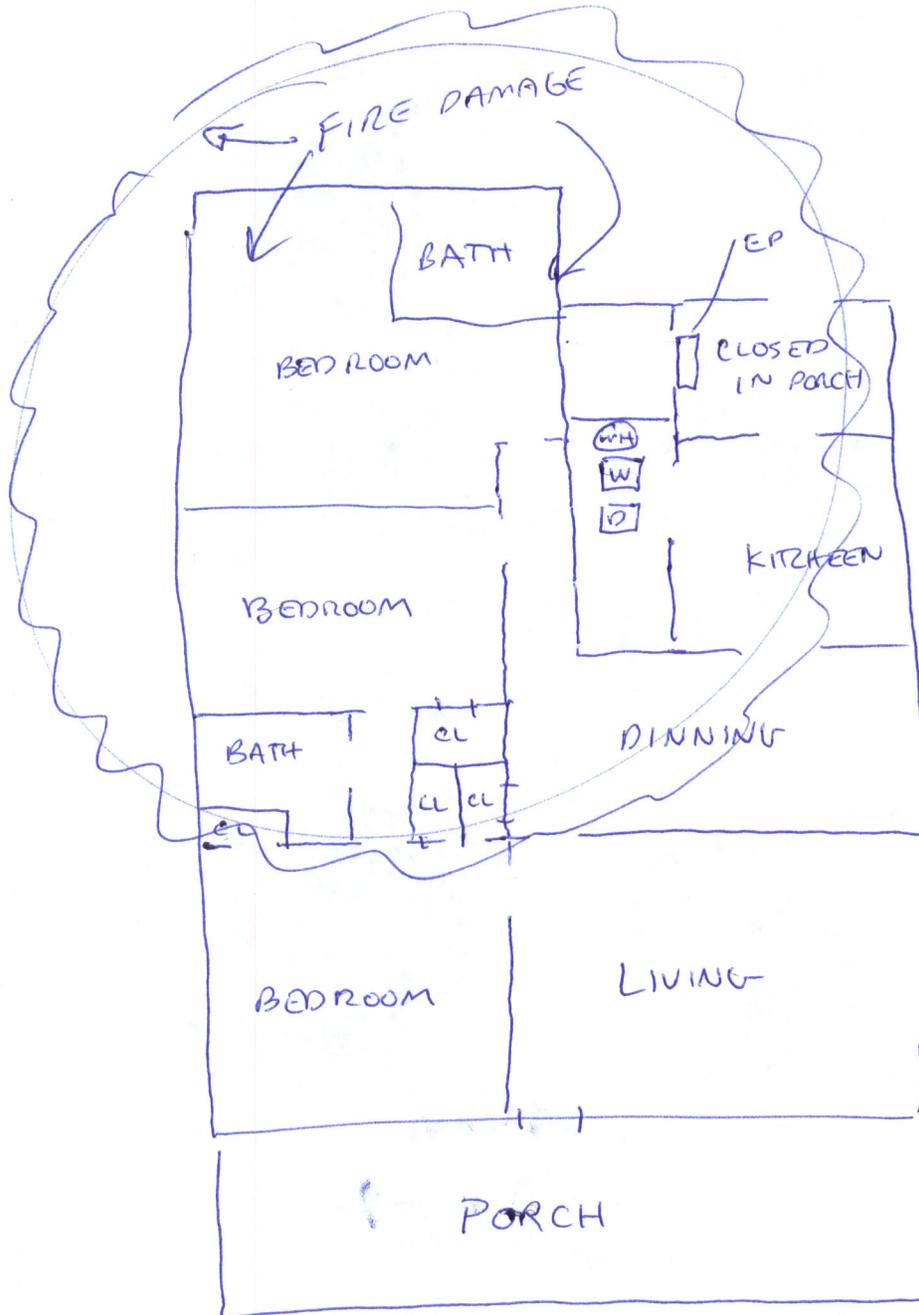
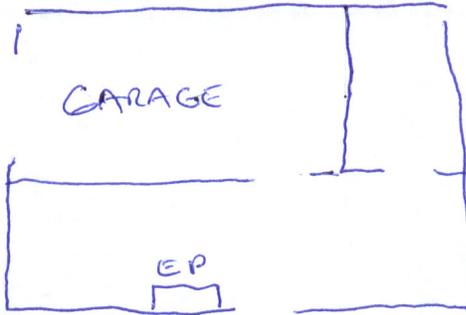
GREGORY S. COX

Printed Name

5-7-13

Date

DETACHED





CITY OF BRYAN
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Dangerous Structures Survey Report

Code Enforcement

Case #1947-SW

A. PROPERTY DESCRIPTION

Address: 108 S PARKER AVENUE

Lot(s) 8 & 9 (S PTS OF) & PT OF ALLEY Block(s) 139 Addition(s) CITY OF BRYAN TOWNSITE

Owner(s) MARK PURCELL

Mailing Address: 108 S PARKER AVENUE, BRYAN TX 77803-3259

B. SPECIFICATIONS

Sq. Ft. _____ Rooms _____ 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-GARAGE

C. FINDINGS

- 01. The building, structure, or a part thereof is unsecured and open. (Garage un-secured.)
- 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 #1947-SW

A. PROPERTY DESCRIPTION

Address: 108 S PARKER AVENUE

Lot(s) 8 & 9 (S PTS OF) & PT OF ALLEY Block(s) 139 Addition(s) CITY OF BRYAN TOWNSITE

Owner(s) MARK PURCELL

Mailing Address: 108 S PARKER AVENUE, BRYAN TX 77803-3259

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 90% 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.

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

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.

COMMENTS

Structure fire
Roof, wiring, ceiling interior, exterior wall
damage, floor burned out

(Signature) Fred Taylor Deputy Fire Marshal 5-7-13