

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

November 25, 2013



Case #1972 – 500 W 18th Street



LEGAL DESCRIPTION: Lot 5 and part of Lot 4 in Block 185 of Bryan Original Townsite

STRUCTURE(S):

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

PROPERTY OWNER(S): Charles Eugene Cooper

LIENHOLDER(S)/

MORTGAGEE(S): none

IMPROVEMENT VALUE(S)

**(AS APPRAISED BY THE
BRAZOS COUNTY**

APPRAISAL DISTRICT): \$21,140; \$1,610 for accessory structure (2013 tax year)

BACKGROUND:

In or around March 2012, Building Services was contacted and asked to meet a person who was interested in repairing the house at corner of West 18th and N. Sterling Avenue. The house was noted as having lots of termite damage and needing significant repairs. A hold was placed on the utilities. In or around August of 2013, Fire Marshal staff noticed the vacant dilapidated second structure in the back yard facing N. Sterling Avenue. The first structure was found unsecured at that time with evidence of vagrants.

A notice was mailed to the listed property owner on September 2, 2013. Staff received a response to that letter and also spoke to a relative at the site, but plans and estimates for repairs were never received, so the Chief Building Official requested that the property be scheduled for consideration by the Commission.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



November 25, 2013

Case #: 1972

Building Address: 500 W 18th Street

Record Owner(s): Charles Eugene Cooper

The City's Chief Building Official has requested this Commission hearing to discuss the building and 2 accessory structure(s) 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(s) 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 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 recommends that the Commission orders that the City may:

- disconnect water and electric utilities to the building and accessory structure(s).**
- secure the structure, demolish the building and accessory structure(s) 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:10-07-13

First House



Second House



Storage Building





Dangerous Structures Survey Report

Chief Building Official

Case #1972

A. PROPERTY ADDRESS: 500 W 18TH STREET, CITY OF BRYAN, LOT 5 & 25' OF LOT 4, BLOCK 185

B. SPECIFICATIONS: No. Rooms 6+ No. Stories 2 No. Structures 3

STRUCTURAL USE

CONSTRUCTION

OCCUPANCY

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure(s)

- Box
- Frame
- Masonry
- Mobile Home

- Occupied
 - Vacant
 - Open (500 W 18TH)
- ACCESSORY DWELLING &
STORAGE SHED ARE
SECURED.

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 2011 NEC
Main structure? Accessory structure? ~~input checked~~

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. Main structure? Accessory structure?

03. The foundation or the vertical or horizontal supporting members are materially damaged or deteriorated. Main structure? Accessory structure? ~~input checked~~

04. The non-supporting coverings of walls, ceilings, roofs, or floors are materially damaged or deteriorated. Main structure? Accessory structure? ~~input checked~~

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

06. The structure or any part thereof has inadequate means of egress as required by the city's building code. Main structure? Accessory structure? ~~input checked~~

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

Main structure? Accessory structure? N/A

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.
Main structure? X Accessory structure? X

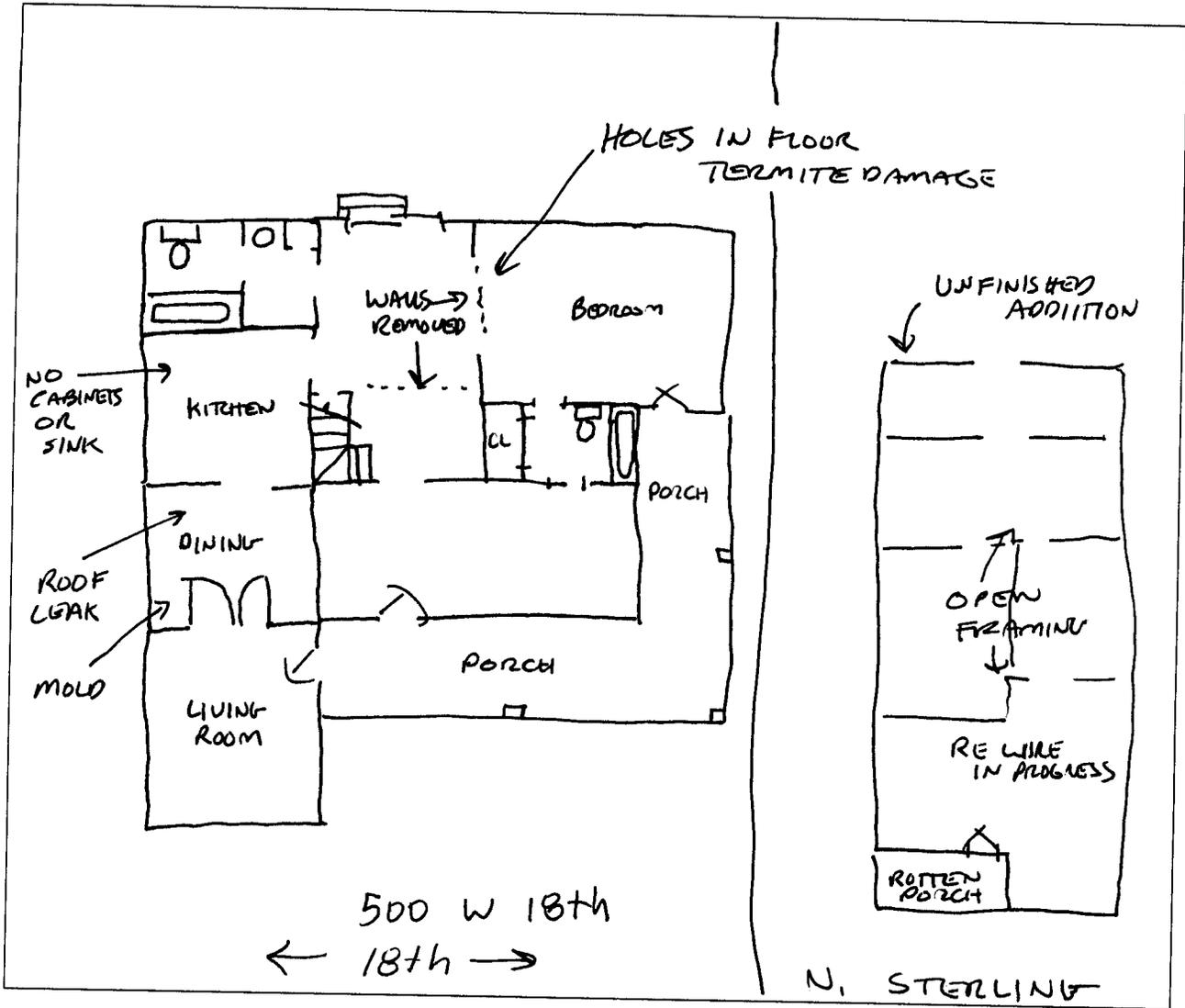
X 09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
X Holes or cracks in the floor, exterior wall or roof
X Loose, rotten, warped or protruding boards
Main structure? X Accessory structure? X

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
Main structure? X Accessory structure? X

X 11. The building, structure, or a part thereof, is unsecured and open.
Main structure? X Accessory structure? X

COMMENTS	500 W 18th	N. STERLING
(1) ROOF SAGGING - DIP IN ROOF, FLOORS		(1) ROOF DAMAGE
(2) WAS A DUPLEX AT ONE TIME		(2) ROTTEN PORCH FLOOR
(3) DAMAGED PORCH FLOOR		(3) NO LANDING AT BACK DOOR
(4) VINYL SIDING & NEWER WINDOWS		(4) OPEN FRAMING - ABANDONED WORK
(5) CRAWL SPACE SKIRTING DAMAGED		(5) UNFINISHED REAR ADDITION
(6) TILES AT BACK WALL		(6) HOUSE APPEARS TO BE PARTIALLY IN ALLEY
(7) OPEN SEWER PIPES AT EXTERIOR WALL @ KITCHEN		(7) DAMAGED INTERIOR FINISHES
(8) INTERIOR FINISHES DAMAGED		SITED
(9) APPEARS TO HAVE INTERIOR WALLS OF 1X12'S		OK
(10) DAMAGED ELECTRICAL - SOME WIRING REMOVED		

D. FLOOR PLAN (if necessary)



E. 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.

*BOTH HOUSES -
STORAGE SHED OK
BUT NEEDS TO BE DEMOLISHED
IF HOUSES
ARE
TORN
DOWN*

Gregory S. Cox
Signature

GREGORY S. COX
Printed Name

10-7-13
Date



CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Fire Marshal

Case #1972

A. PROPERTY ADDRESS: 500 W 18TH STREET, CITY OF BRYAN, LOT 5 & 25' OF LOT 4, BLOCK 185

B. SPECIFICATIONS: No. Rooms _____ No. Stories 1 No. 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 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 75 % of the main structure is considered a loss.
I estimate that 100 % of the accessory 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.
Main Structure? Accessory Structure?
- 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.
Main Structure? Accessory Structure?
- 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.
Main Structure? Accessory Structure?
- 05. Obsolete, damaged, or deteriorated electric wiring, gas connections, heating apparatus, or other mechanical infrastructure present a risk of fire.
Main Structure? Accessory Structure?
- 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.
Main Structure? Accessory Structure?
- 07. The structure or a part thereof is in violation of the City's fire code.
Main Structure? Accessory Structure?

08. The building, structure, or a part thereof is being used by criminals, vagrants, or squatters for the purpose of suspected illegal activity.
Main Structure? Accessory Structure?
09. The building, structure, or a part thereof presents an attractive nuisance to children.
Main Structure? Accessory Structure?

COMMENTS

MAIN STRUCTURE

Single WALL Construction
open wiring
unpermitted remodel
Holes between floor + walls

ACCESSORY STRUCTURE

holes in roof
Single WALL Construction
unsafe to enter

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.

 FRED TAYLOR / DEM 10-7-13
Signature Printed Name/Title Date