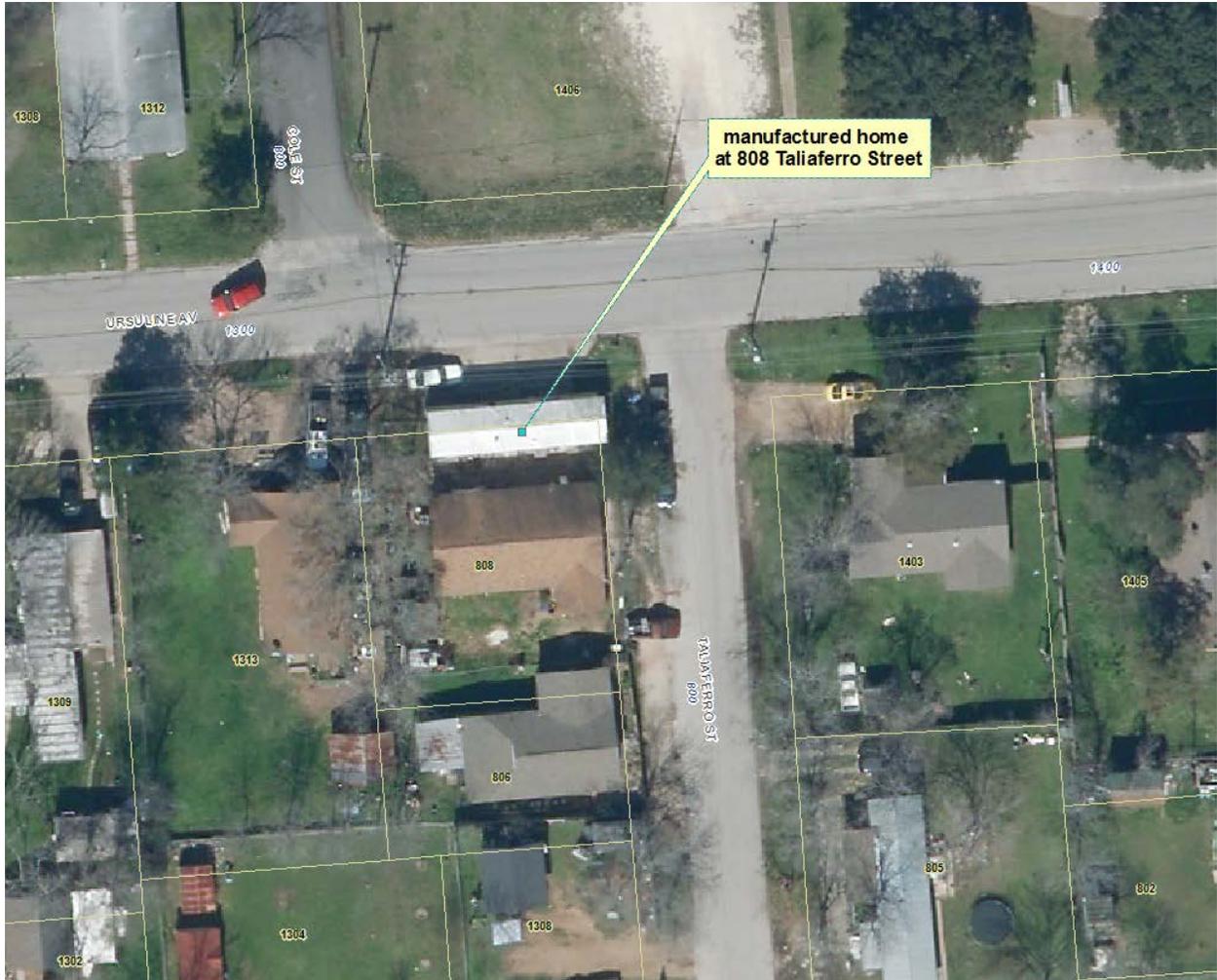


**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

April 28th, 2014



Case #2015 –808 Taliaferro Street



LEGAL DESCRIPTION: Lot 4-5 (80' of ea) in Block 2 of Batts

STRUCTURE(S):

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

PROPERTY OWNER(S): Jesse R & Bertha Flores

LIENHOLDER(S)/

MORTGAGEE(S): none

IMPROVEMENT VALUE(S)

(AS APPRAISED BY THE

BRAZOS COUNTY

APPRAISAL DISTRICT): \$1,970 (2013 tax year)

BACKGROUND:

The manufactured home on this property was referred to Building Services in July 2013 by Code Enforcement who noticed that this structure appeared to be vacant and in need of repairs. The utilities had been shut off in May 2013.

The 1983-year model home is located on the same lot as a site built home, which is also addressed as 808 Taliaferro Street. The home appears to be located partially in the public right-of-way for both Ursuline Avenue and Taliaferro Street.

Notices were mailed to the listed property owner on January 29, March 19 and March 26, 2014. The March 19 notice from the Chief Building Official to the property owners included a detailed list of items that were of concern regarding this manufactured home. Staff never received plans or estimates for repairs, so the Chief Building Official requested that the property be scheduled for consideration by the Commission.

ATTACHMENTS:

- (1.) staff recommendation
- (2.) pictures
- (3.) March 19, 2014 letter to property owners
- (4.) dangerous structures survey reports

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



April 28, 2014

Case #: 2015

Building Address: 808 Taliaferro Street

Record Owner(s): Jesse R & Bertha Flores

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 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:

- demolish or remove the building and remove the debris within 30 days.**

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

- disconnect water and electric utilities to the building; and**
- secure the structure, 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: 3-11-14





March 19, 2014

To: Jesse Flores
808 Taliaferro Street
Bryan, Texas 77803-4947

RE: 3-11-14 Inspection Notes for 808 Taliaferro Street(Legal description: Batts, Block 2, lot 4-5 (80' of each))

Dear Mr. Flores,

As you are aware, the manufactured home structure located at the above address has been scheduled for the April Building and Standards Commission Hearing. **City Staff believes the structure is dangerous and that repairs are not feasible due to the appraised value.** City Staff will recommend demolition to the Commission.

As the property owner, you have the right to present evidence to the Commission to plead your case that the structure can be repaired by providing a plan, timeline for repairs, and estimates for all repairs. See attached handouts that explain this more. If the Commission approves your plan, estimates, and timeline for repairs, the following items of concerns need to be addressed before the city will issue building permits and a new Certificate of Occupancy. **Please be advised that city cannot issue any permits unless the Commission approves the plan, timeline and estimates for repairs and directs city staff to do so.**

Items of concern:

1. Damaged exterior siding/soft floors – Rotten wall framing on majority of walls, especially on side facing Ursuline Avenue - evidence of rotten structural frame members behind rotten siding - evidence of previous subfloor repair and floor framing repair. Siding needs to be removed and all structural framing members that are damaged need to be replaced. A licensed Texas Engineer will need to submit a report on what all needs to be repaired and again after all framing is repaired to verify that all floor/wall/roof framing was repaired in a safe manner, that repairs are not overloading the structure, and structure has been restored to its original design. The engineer's report has to be submitted to the city for approval of the framing inspection. A moisture barrier (Tyvek or felt paper) is required to be reinstalled prior to replacement of siding.
2. Water heater closet – water heater is falling thru floor - wall finishes need repair, floor needs repair, electrical needs repair. (Exposed wiring, splices outside approved box, etc., plug missing cover) (RE: item #1 for Engineer's report)

3. Appears home has been remodeled (i.e. some parts / areas are not original to the manufactured home) (RE: item #1 for Engineer's report)
4. Tub surround is not original and is damaged / unfinished / needs repair (RE: item #1 for Engineer's report)
5. Insulation is missing or loose under house – needs to be replaced and belly pan liner re-installed
6. Floor vents from original HVAC unit are closed up – HVAC contractor needs to be hired to evaluate system and make repairs – heating is required per city codes.
7. No code approved landings at exterior doors, handrails and guardrails not per code – code approved 3'X3' landings need to be installed level with bottom of exterior door threshold and handrails and guardrails need to be installed per code.
8. Damaged light fixtures or fixtures missing parts
9. Missing electrical devices/fixtures, Electrical panel is missing blanks, missing plug covers, exposed wires, Exterior HVAC unit disconnect is loose and needs to be reattached in secured manner – Licensed electrician needs to obtain permits for repairs to all electrical system and devices. All GFI outlets need to be working/installed per code.
10. Lavatory counter is damaged in bath room and needs replacement.
11. Interior wall and floor finishes are damaged and need repair/replacement where damaged.
12. Exterior HVAC unit disconnect is loose and needs to be reattached in secured manner.
13. Crawl space skirting is damaged, loose, or missing - needs replacement, requires ventilation and access per code.
14. After all damaged crawl space skirting is removed, a licensed manufactured home installer need may to verify that the home is installed correctly with the correct number of anchors, city staff believes that it may not be installed correctly with correct number of anchors. Evidence / report from licensed manufactured home installer needs to be submitted to the city.

15. Smoke detectors need to be installed in the bedrooms and area outside the bedrooms.
If any gas appliances, a carbon monoxide detector needs to be installed per code and manufacturer's instructions.

Please know the sender of this notice strives to provide only factual and accurate information. Any errors or omissions not identified, as a result of the contents of this notice and review of inspection notes to date on the structure does not relieve full compliance with City of Bryan adopted Codes and Ordinances, State, and Federal laws. If repair permits are issued, as parts of the home are uncovered, additional requirements and inspections may be required.

Please call or email if any questions,

Sincerely,

Gregory S. Cox, CBO, CFM
Chief Building Official, Registered Architect
Development Services, City of Bryan
www.bryantx.gov ~ gcox@bryantx.gov
979-209-5031 office, 979-209-5035 fax



Dangerous Structures Survey Report

Chief Building Official

Case # 2015

A. PROPERTY ADDRESS: 808 Taliaferro Street, Batts Addn, Block 2, Pt lots 4 & 5

B. SPECIFICATIONS: No. Rooms 4 +/- No. Stories 1 No. Structures 1

STRUCTURAL USE

CONSTRUCTION

OCCUPANCY

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

- Box
- Frame
- Masonry
- Mobile Home

- 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

Main structure? Accessory structure?

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?

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

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? ROTTEN WALLS

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

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?

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? _____ Accessory structure? _____

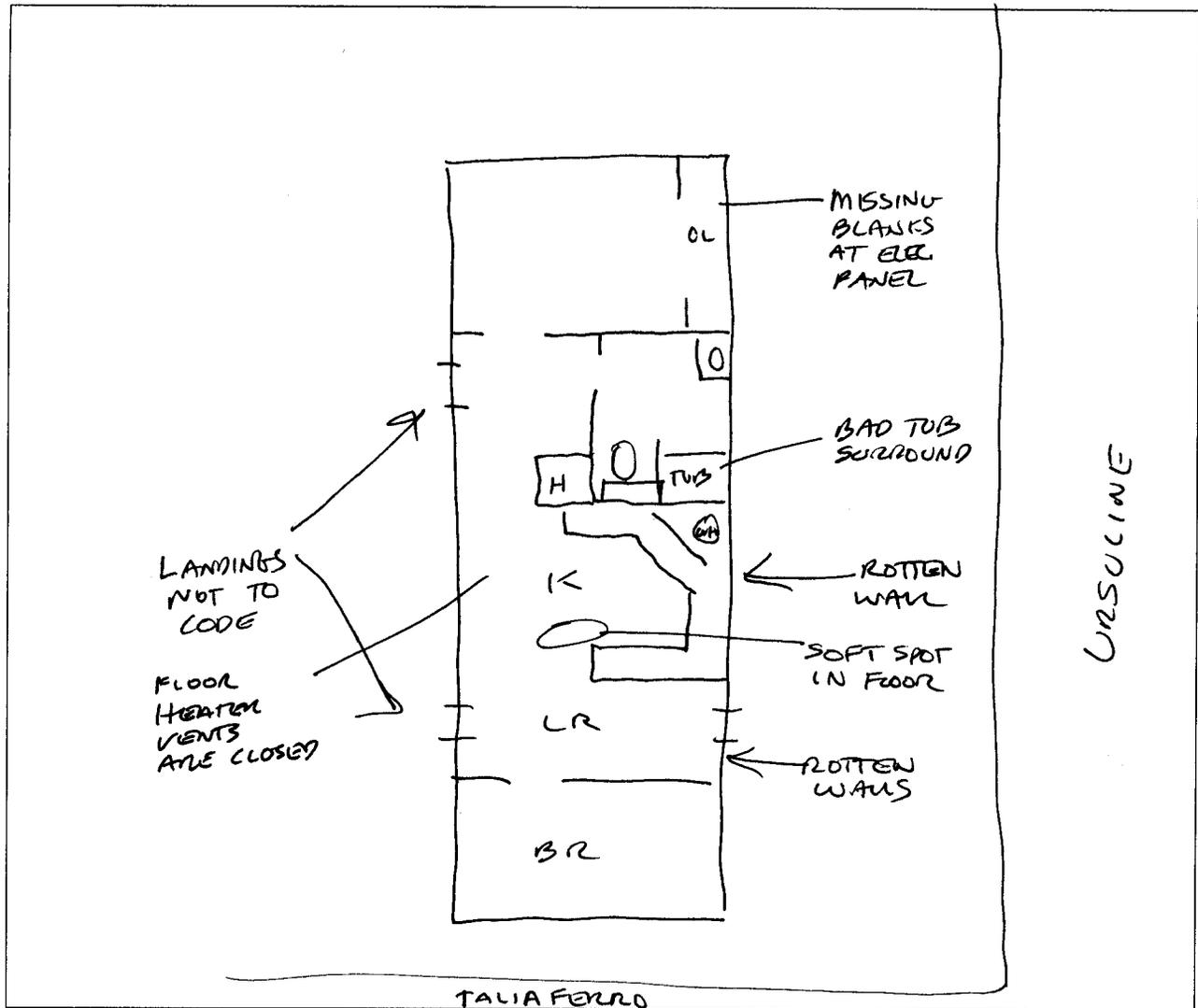
X 09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
X Holes or cracks in the floor, exterior wall or roof
X Loose, rotten, warped or protruding boards
Main structure? _____ Accessory structure? _____

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? _____ Accessory structure? _____

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

COMMENTS (1) OLDER MOBILE HOME, INTERIOR HAS BEEN REMODELED
(2) LOTS OF ROT AND DETERIORATION ON ^{WALL} FRAMING THAT
FACES URSULINE ST. (3) DAMAGED EXTERIOR
SIDING. (4) SOFT FLOORS. (5) HOME IS ON
TOP OF OLD CONCRETE FOUNDATION. (6) WATER HEATER
IS FALLING THRU FLOOR (ROTTEN FLOOR.) (7) DAMAGED
WATER HEATER DOOR. (8) TUB SURROUND IS DAMAGED.
(9) MISSING CRAWL SPACE SKIRTING (10) INSULATION IS
MISSING OR LOOSE UNDER HOUSE (11) FLOOR VENTS
CLOSED OFF - ORIGINAL HEATING SYSTEM MAY NOT WORK.
(12) SOFT FLOORS (13) ELECTRICAL PANEL IS MISSING
BLANKS. (14) NO LANDINGS AT EXTERIOR DOORS -
HANDRAILS / GUARDRAILS NOT TO CODE.

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.

[Handwritten Signature]
Signature

Gregory S. Cox
Printed Name

3-11-14
Date



Dangerous Structures Survey Report

Fire Marshal

Case # 2015

A. PROPERTY ADDRESS: 808 Taliaferro Street, Batts Addn, Block 2, Pt lots 4 & 5

B. SPECIFICATIONS: No. Rooms _____ No. Stories _____ No. Structures _____

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 70% of the main structure is considered a loss.
I estimate that _____% 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

ROTTEN WALLS

opening in eave panel

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.



Signature

FRED TAYLOR / DFM

Printed Name/Title

3-17-14

Date