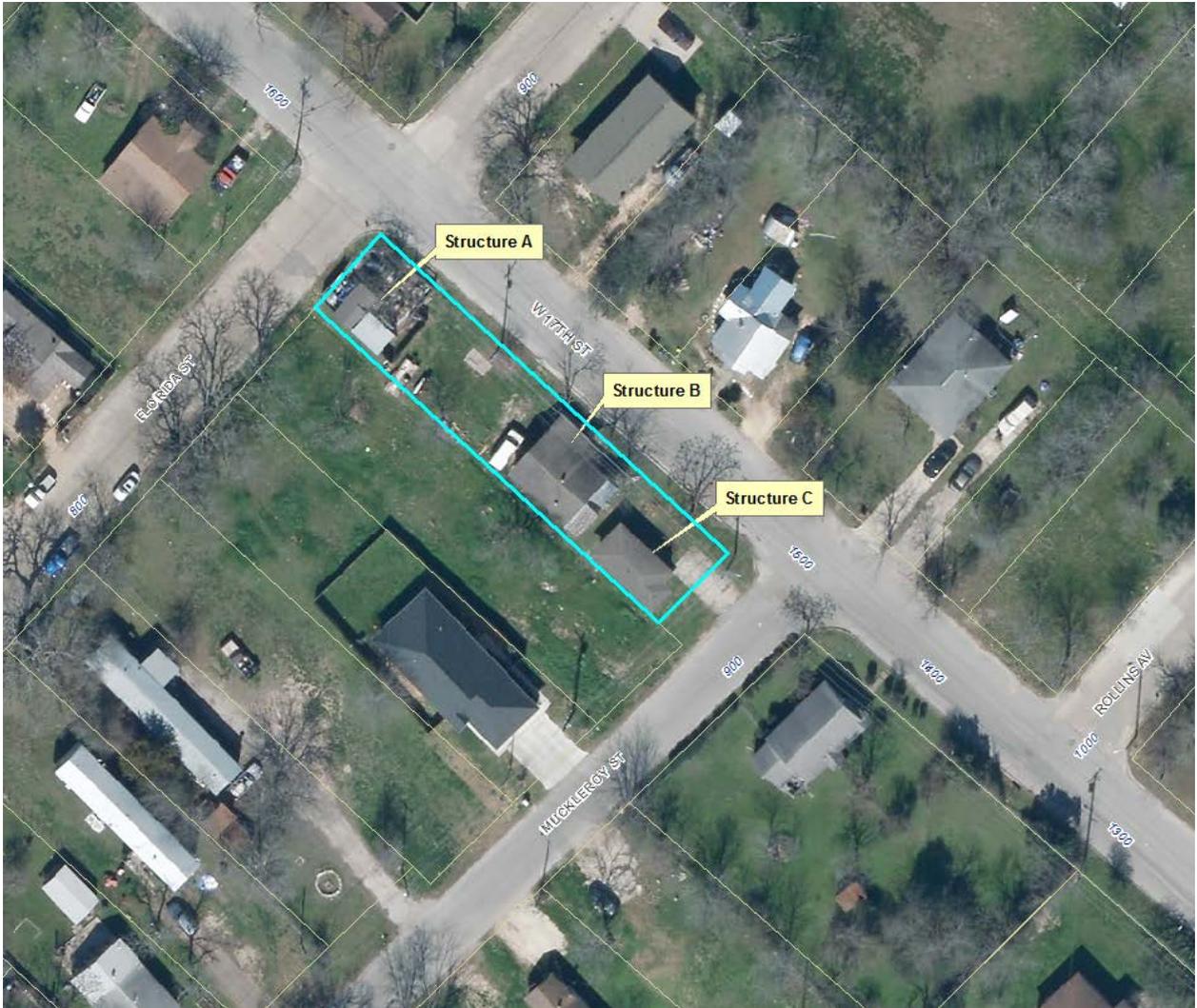


**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

June 23, 2014



Case #2028 - 1507 W. 17th Street



LEGAL DESCRIPTION: Lot 9 in Figures

STRUCTURE(S):

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

PROPERTY OWNER(S): Donald R. McCoy

LIENHOLDER(S)/

MORTGAGEE(S): none

IMPROVEMENT VALUE(S)

**(AS APPRAISED BY THE
BRAZOS COUNTY**

APPRAISAL DISTRICT): \$5,360 (2014 tax year)

BACKGROUND:

City staff was notified by a concerned citizen in July 2013 that the structures on this property appear to be potentially dangerous. The lot on which these structures are located extends from Florida Street to Muckleroy Street on the southwest side of W. 17th Street. An initial inspection by City staff revealed unsafe conditions, e.g., the use of a generator with extension cords for electricity.

Notices were mailed to the listed property owner on April 7 and May 19, 2014. Staff never received plans or estimates for repairs, so the Chief Building Official requested that the property be scheduled for consideration by the Commission.

A detailed property inspection was conducted on May 14, 2014. That inspection revealed that the commercial structure at the corner of Muckleroy and W. 17th Streets (identified as "Structure C" on the aerial photograph above) appears to be structurally sound and could be used as a single-family home with some minor repairs (siding, plumbing and electrical work). The other two structures on the property (identified as "Structure A" and "Structure B" on the aerial photograph) were deemed to be dangerous and not feasible to repair. Structure B is an old house with some unfinished additions. The property owner has been living here without electricity since approximately June 2011. Structure A at the corner of Florida and W. 17th Streets is a storage shed.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



June 23, 2014

Case #: 2028

Building Address: 1507 W. 17th Street

Record Owner(s): Donald R. McCoy

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

- one building ("Structure B") is occupied and poses a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated.**
- one building ("Structure C") may be feasibly repaired in compliance with City ordinances.**
- one building ("Structure B) and the accessory structure ("Structure A") 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 Structure B within 30 days.**
- demolish the building (“Structure B”) and the accessory structure (“Structure A”) within 30 days.**
- repair the building at the corner of Muckleroy and W. 17th Streets (“Structure “C”) within 90 days in accordance with the schedule below:**

<u>Deadline</u>	<u>Task</u>
30 days	Apply for permit and obtain building permit for siding repair, exterior repair, and interior repairs. Owner/contractors need to meet with inspector on site to go over all requirements prior to permit issuance.
60 days	Licensed electrician and licensed plumber obtain permits for repairs – upgrade electrical to 2011 NEC on damaged electrical systems, add arc fault breakers per code, and GFI protection per code where required, add smoke detector per code. Licensed plumber and electrician to call for inspections prior to covering work.
90 Days	Obtain final inspection approval on electrical, plumbing and building. Install approved heating system – may require mechanical permit. Complete all exterior repairs and obtain new Certificate of Occupancy.

- appear before the Commission at every other 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 buildings and accessory structure(s); and**
- ensure the buildings are vacated, secure the structures, demolish the buildings 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: 05-14-14

Structure A (storage shed)



Structure B







Structure C



