

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

August 25, 2014



Case # 2046 – 2014 Avenue C



LEGAL DESCRIPTION: Jones-Brock, Block G, Lot 8
STRUCTURE(S):

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

PROPERTY OWNER(S): Pete & Roy Delagarza

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

**IMPROVEMENT VALUE(S)
(AS APPRAISED BY THE
BRAZOS COUNTY
APPRAISAL DISTRICT):** \$17,570 (2014 tax year)

BACKGROUND: City staff became aware of the property in November 2013 through a concern about the structures from the Sherriff's office. After visiting the property, city staff found unpermitted work taking place at the unoccupied main residential structure nearest the street corner. After looking at the structure with the owner and after meeting with the owner several times, city staff requested plans and estimates to be submitted for repairs. The owner submitted plans and estimates for repairs. Staff reviewed the documents and requested additional estimates. The structure was originally scheduled for consideration by the Commission in June 2014, but staff wanted to give the owner, who wishes to obtain permits for repairs, more time to submit a plan for repairs and estimates.

Staff received plans and estimates for repairs on July 21, 2014 and met with the owner. Staff asked for additional revised plans and estimates as the structure needs more repairs than those that were listed in original estimate. As of August 15, 2014 the additional requested revised plans and estimates has not been submitted. Due to the fact that the house may not be feasibly repaired, and additional rot and structural deterioration may be found once walls are uncovered, 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
- (4.) estimates and plans for repair submitted by owner (submitted on July 21, 2014)

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



August 25, 2014

Case #: 2046

Building Address: 2014 Avenue C

Record Owner(s): Pete & Roy Delagarza

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 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.

PICTURES: 07-08-14

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 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**
- 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.**









Dangerous Structures Survey Report

Chief Building Official

Case #2046

A. PROPERTY ADDRESS: 2014 Avenue C, Jones-Brock, Block G, Lot 8

B. SPECIFICATIONS: No. Rooms 5+/- 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 - 2011 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?

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

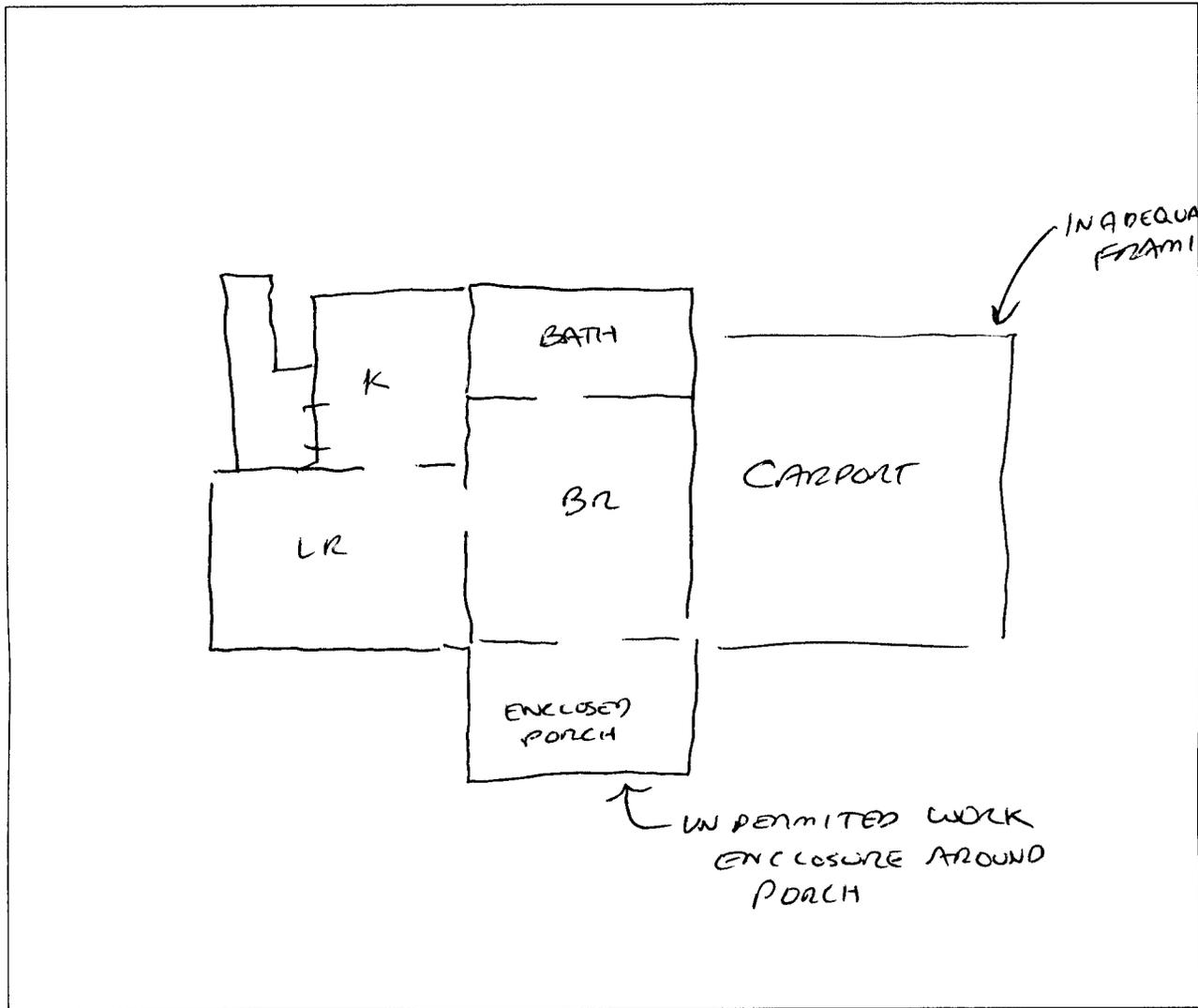
Main structure? Accessory structure?

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

COMMENTS

1. FOUNDATION ISSUES
2. ROTTEN SIDING
3. DAMAGED ELECTRICAL
4. CARPORT FRAMING NOT ADEQUATE - HOLE IN ROOF
5. DAMAGED INTERIOR FINISHES
6. RAMP @ CANNINGS AT BACK DOOR NEEDS REPAIR,
7. ROTTEN RAFTER ENDS AT ROOF - ROTTEN OVERHANGS
8. DAMAGED PLUMBING
9. DAMAGED ELECTRICAL - LOOSE SWITCHES, ETC
10. EXPOSED ROMEX
11. OPEN FLOORS
12. GAPS AROUND EXTERIOR DOORS
13. HOLE IN BATH ROOM FLOOR
14. NO WATER HEATER
15. DANGEROUS STEPS WITH NO CANNINGS AT FRONT DOOR.

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.

Gregory S. Cox
Signature

GREGORY S. COX
Printed Name

7-14-14
Date



Dangerous Structures Survey Report

Fire Marshal

Case #2046

A. PROPERTY ADDRESS: 2014 Avenue C, Jones-Brock, Block G, Lot 8

B. SPECIFICATIONS: No. Rooms _____ No. Stories 1 No. Structures 1

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 30 % 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 *open wiring*
No Smoke Detectors
Rotten Siding
Soft Floors
unlevel floors
structure settling

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

7-23-14
Date



CITY OF BRYAN
The Good Life. The Right Style.

Building and Standards Commission

Contractor Checklist

Address: _____

The items included in this checklist will be required when you appear at the Building and Standards Commission meeting. Please fill out this checklist and bring it with you to the Building and Standards Commission meeting.

✱

A. Electrical

- Licensed electrical contractor's company name: Atlas Electric
- Bid for electrical work: \$ 2,465.00 4 RS / S.E.
- Estimated date for electrical work to start: _____
- Estimated date for electrical work to be complete: _____

✱

B. Plumbing

- Licensed plumbing contractor's company name: Christian Brothers Plumbing 2721-1160
- Bid for plumbing work: \$ 4,000.
- Estimated date for plumbing work to start: _____
- Estimated date for plumbing work to be complete: _____

C. Heating, Ventilation, and Air Conditioning (HVAC)

- Licensed HVAC contractor's company name: _____
- Bid for HVAC work: \$ _____
- Estimated date for HVAC work to start: _____
- Estimated date for HVAC work to be complete: _____

✱

D. Carpentry

BY OWNER

- Bid for carpentry work (if installed by the owner give material cost): \$ 1700.
- Estimated date for carpentry work to start: _____
- Estimated date for carpentry work to be complete: _____

STAINING
127-1100

E. Completion

- Estimated project completion date: _____

Signature

Date

