BUILDING AND STANDARDS COMMISSION
STAFF REPORT

August 25, 2014

CITY OF BRYAN

Case #2040 – 1234 Chigger Street

LEGAL DESCRIPTION: Candy Hill PH 2, Block 2, Lot 25

STRUCTURE(S):

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

PROPERTY OWNER(S): Clarice Robertson

LIENHOLDER(S)/ MORTGAGEE(S): none

IMPROVEMENT VALUE(S) (AS APPRAISED BY THE BRAZOS COUNTY APPRAISAL DISTRICT): $700 (2014 tax year)

BACKGROUND: The City's Fire Marshal and Bryan PD noticed the structure in January of 2013 on overgrown lot and found the structure unsecured with evidence of illegal use. Notices were sent to the property owner, who never contacted the City. The structure remains unsecured and the lot remains overgrown.

ATTACHMENTS:

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

BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION

August 25, 2014

Case #: 2040
Building Address: 1234 Chigger Street
Record Owner(s): Clarice Robertson

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:

☒ **<u>the building</u> 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 building <u>may not</u> be feasibly repaired in compliance with City ordinances.**

☒ **the mobile home is too damaged to be safely moved from the property to another location.**

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**

☒ **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: 07-08-14

Dangerous Structures Survey Report

Chief Building Official

Case #2040

A. **PROPERTY ADDRESS:** 1234 CHIGGER STREET, CANDY HILL PH 2, BLOCK 2, LOT 25

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

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
X Residential/Single Family	____ Box	____ Occupied
____ Mixed Use	____ Frame	X Vacant
____ Commercial	____ Masonry	X Open
____ Residential/Multi Family	X Mobile Home	
____ Accessory Structure(s)		

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? X 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? ____

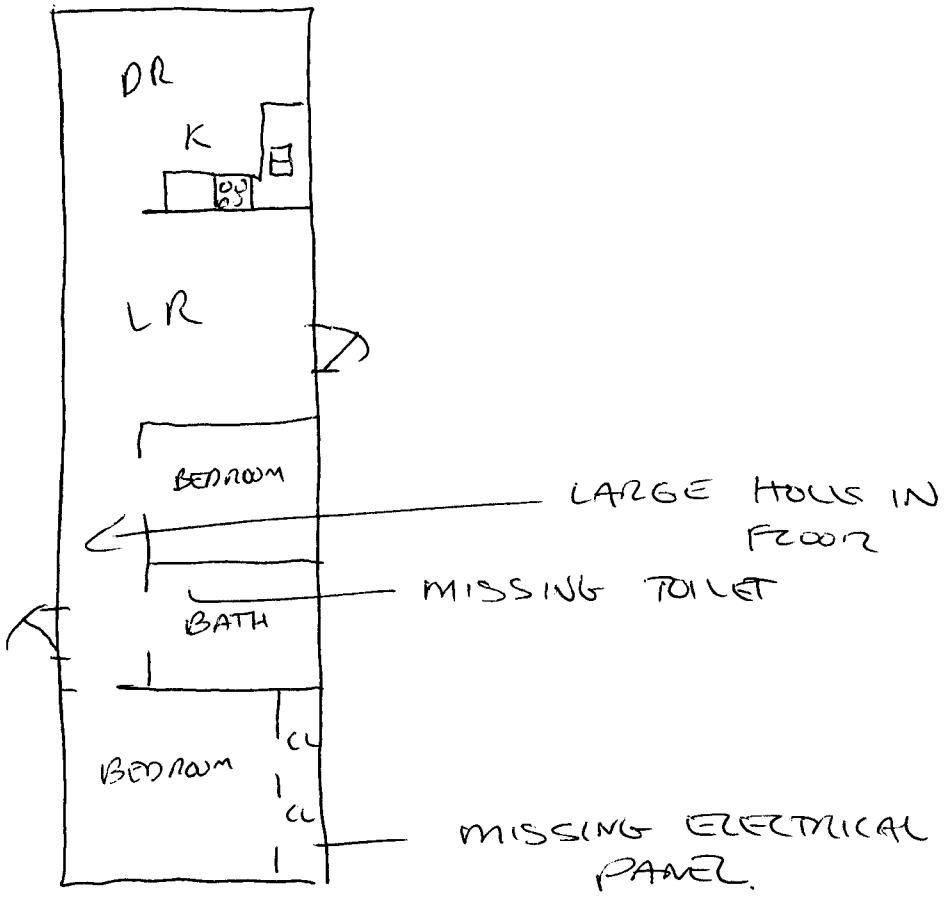
X 10. Is manifestly unsafe for the purpose for which it is being used or so as not to give reasonable protection from danger of collapse or fire because of:
X Defective materials
X Structural deterioration
X Interior walls or ceilings with holes, cracks or loose plaster
Main structure? X Accessory structure? ____

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

COMMENTS (1) DAMAGED SIDING, ROOF, WINDOWS (2) OVERGROWN YARD (3) UNSECURED (4) MISSING EXTERIOR PORCH LIGHT - EXPOSED WIRES (5) BROKEN WINDOWS. (6) LOOSE SIDING & TRIM (7) DAMAGED INTERIOR FINISHES > 50% (CLG. DAMAGE) (8) DAMAGED ELECTRICAL (9) ROTTEN FLOORS (10) EVIDENCE OF IMMORAL USE (11) DAMAGED WATER HEATER (12) OPEN SEWER. (13) NO SKIRTING (14) ROTTEN WALLS (15) MISSING TIE DOWN ANCHORS (16) DAMAGED EXTERIOR DOORS (17) EXPOSED WALLS - LOOSE INSULATION (18) MOLD (19) DAMAGED OR MISSING WIRING.

Case # ____

D. **FLOOR PLAN** (if necessary)



E. **DETERMINATION**

X 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 X remain unoccupied; and

B. ___ Be repaired OR X 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	Printed Name	Date
Gregory S Cox	GREGORY S. COX	7-14-14

Case # _____

Dangerous Structures Survey Report

Fire Marshal

Case #2040

A. PROPERTY ADDRESS: 1234 CHIGGER STREET, CANDY HILL PH 2, BLOCK 2, LOT 25

B. SPECIFICATIONS: No. Rooms_____ No. Stories 1 No. Structures 1

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
___ Residential/Single Family	___ Box	___ Occupied
___ Mixed Use	___ Frame	X Vacant
___ Commercial	___ Masonry	X Open
___ Residential/Multi Family	X Mobile Home	
___ Accessory Structure		

C. FINDINGS

X 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 ___% of the main structure is considered a loss.
I estimate that ___% of the accessory structure is considered a loss.

X 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? X Accessory Structure? ___

X 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? X Accessory Structure? ___

X 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? X Accessory Structure? ___

X 05. Obsolete, damaged, or deteriorated electric wiring, gas connections, heating apparatus, or other mechanical infrastructure present a risk of fire.
Main Structure? X Accessory Structure? ___

X 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? X Accessory Structure? ___

X 07. The structure or a part thereof is in violation of the City's fire code.
Main Structure? X 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? ____

X 09. The building, structure, or a part thereof presents an attractive nuisance to children.
Main Structure? X Accessory Structure? —

COMMENTS open wiring
Broken Doors
steps broken missing
Broken Doors
Rotte floor beams

D. DETERMINATION

X 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 X remain unoccupied; and

B. ___ Be repaired OR X 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	Printed Name/Title	Date
	FRED TAYLOR DFM	7-8-14

Case # 2040