

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**February 24, 2014**



**Case #1997 – 2828 W. State Highway 21 #57**



**LEGAL DESCRIPTION:** Lot 57 in Country Village Mobile Home Park, M&M Subdivision – Phase I, Block 1, Lot 1 (14.41 acres)

**STRUCTURE(S):**

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

**PROPERTY OWNER(S):** Ramirez Baltazar

the property on which this manufactured home is located is owned by Oakwood Country Village MHC, Ltd.

**LIENHOLDER(S)/  
MORTGAGEE(S):**

none

**IMPROVEMENT VALUE(S)  
(AS APPRAISED BY THE  
BRAZOS COUNTY  
APPRAISAL DISTRICT):**

\$2,870 (2013 tax year)

**BACKGROUND:**

This manufactured home has been in dilapidated condition since at least 2010, with missing siding, etc. Code Enforcement has been working with the management of the Country Village Mobile Home Park and attempted to contact the owner to discuss repairs since at least 2012.

The owner of the manufactured home has not been responsive. Due to the condition of the mobile and lack of response from the owner, the Chief Building Official requested that this structure be scheduled for consideration by the Commission.

**ATTACHMENTS:**

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

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**February 24, 2014**

**Case #: 1997**

**Building Address: 2828 W. State Highway 21 #57**

**Record Owner(s): Ramirez Baltazar**

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

- 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 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 30 days.
- demolish the building and accessory structure within 30 days.

**The City recommends that the Commission orders that in the event the owner, lienholder, or mortgagee fails to comply with this order, the City:**

- will disconnect water and electric utilities to the building; and
- may ensure the building is vacated and secure and/or demolish the building and accessory structure and remove the debris in accordance with Chapter 14 of the City of Bryan's Code of Ordinances.

PICTURES: 01-13-14











CITY OF BRYAN  
The Good Life, Texas Style.

# Dangerous Structures Survey Report

Chief Building Official

Case #1997

A. PROPERTY ADDRESS: 2828 W SH-21 #57, Bryan Country Village, Space 57

B. SPECIFICATIONS: No. Rooms S+L No. Stories 1 No. Structures 2

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?

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:  
\_\_\_\_ Holes or cracks in the floor, exterior wall or roof  
\_\_\_\_ 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? X Accessory structure? \_\_\_\_\_

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

COMMENTS (1) WORK DONE TO HOME WITHOUT PERMITS - STRUCTURAL ALTERATIONS,

WINDOWS REPLACED, SIDING REPLACED, INTERIOR WORK.

(2) WALL AROUND FRONT DOOR IS LOOSE (3) BROKEN WINDOW (4) LOOSE

WALL AROUND WINDOW @ BACK DOOR. (5) BACK DOOR LANDING

AND STAIRS NOT TO CODE (6) OPEN PLUGS (7) WATER

HEATER DOOR IS MISSING & FLOOR IS ROTTEN (8) DAMAGED

SKIRTING (9) LOOSE INSULATION UNDER HOME (10) AT

LEAST 3 WINDOWS REPLACED WITH NON MOBILE HOME

WINDOWS. (11) MATERIALS USED FOR SIDING REPAIR

NOT MEANT FOR PROLONGED EXPOSURE. (12) EXTERIOR

ELECTRICAL OUTLET DAMAGE (13) WATER HEATER

WAS AND ROTTEN (14) MISSING LIGHT FIXTURES / EXPOSED

WIRES (15) <sup>EVIDENCE</sup> ROOF LEAKS (16) SMOKE DETECTOR HANGING WITH

MISCONNECTED WIRES (17) SOME LIGHT FIXTURES HANGING BY WIRES

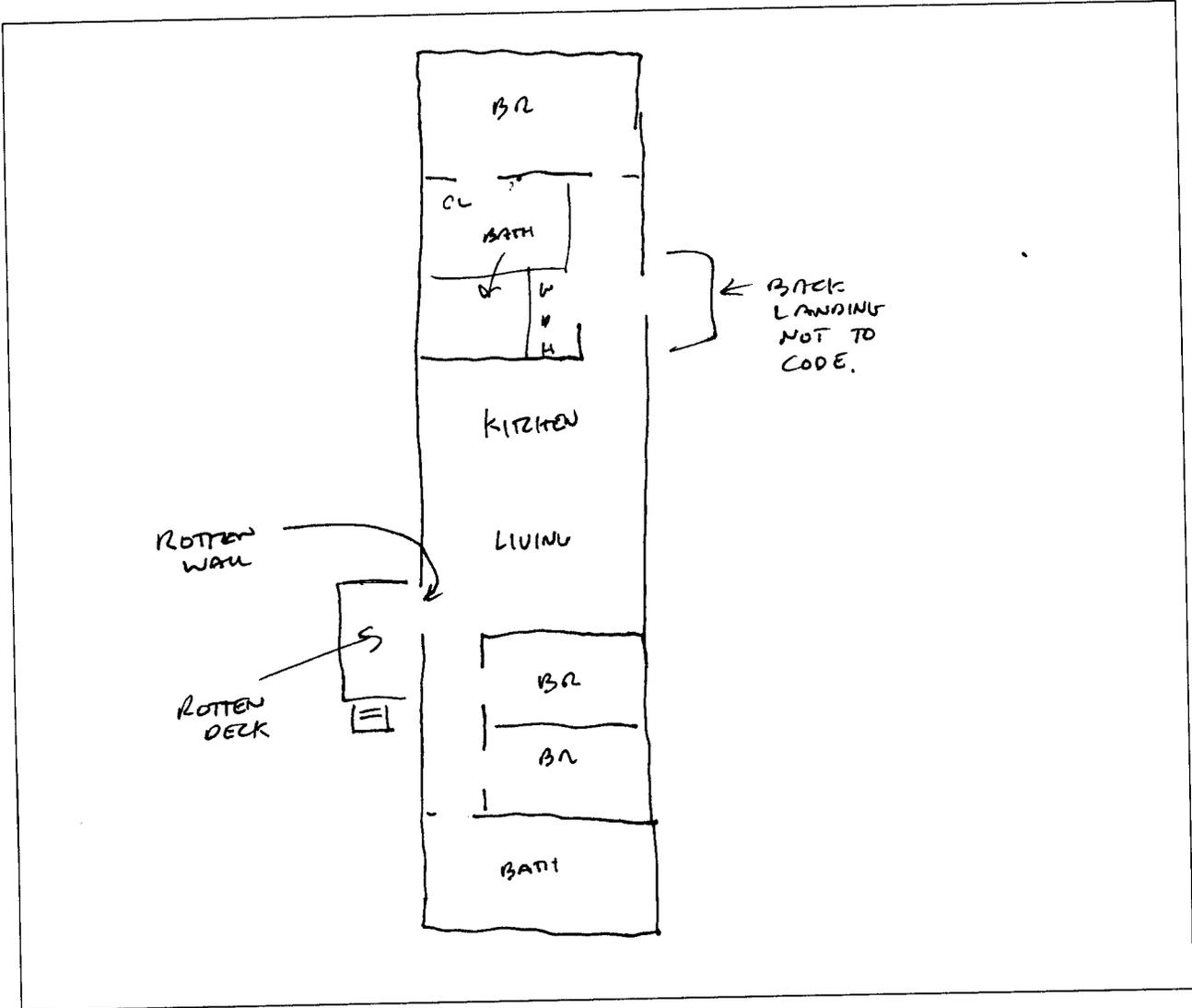
(18) USING ELECTRIC SPACE HEATERS (19) HOLES IN

INTERIOR WALLS (20) MOLD IN BEDROOM (21) ELECTRICAL OUTLETS

MISSING COVERS (22) INTERIOR FINISHES MORE THAN 80% DAMAGED -

SOME NEW SHEET ROCK.

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. X 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

01-17-14  
Date



# Dangerous Structures Survey Report

Fire Marshal

Case #1997

A. PROPERTY ADDRESS: 2828 W SH-21 #57, Bryan Country Village, Space 57

B. SPECIFICATIONS: No. Rooms \_\_\_\_\_ No. Stories \_\_\_\_\_ No. Structures \_\_\_\_\_

STRUCTURAL USE

- Residential/Single Family  
 Mixed Use  
 Commercial  
 Residential/Multi Family  
 Accessory Structure

CONSTRUCTION

- Box  
 Frame  
 Masonry  
 Mobile Home

OCCUPANCY

- 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 100 % of the main structure is considered a loss.  
I estimate that 0 % 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?

