

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

January 27, 2014



Case #1947 – 108 S. Parker Avenue



LEGAL DESCRIPTION: Lot 8 and part of lot 9 and part of alley in Block 139 of Bryan Original Townsite

STRUCTURE(S):

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

PROPERTY OWNER(S): Mark Purcell

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

**IMPROVEMENT VALUE(S)
(AS APPRAISED BY THE
BRAZOS COUNTY
APPRAISAL DISTRICT):** \$9,740 (2013 tax year)

BACKGROUND:

This property first appeared on the commission's meeting agenda in February 2013. During its meeting on November 25, 2013, the Commission approved a new timeline for repairs, as follows:

- repair the building and accessory structure(s) within 60 days, in accordance with the schedule below:

<u>Deadline</u>	<u>Task</u>
30 days	Obtain plumbing and mechanical permits, call for rough in inspections for electrical, mechanical, and plumbing work.
60 days	Obtain final inspections on electrical, mechanical, and plumbing work. Call for building final inspection, obtain passing building final approval for issuance of new Certificate of Occupancy.

The Commission also ordered the property owner to appear during the Commission's meeting on January 27, 2014, to demonstrate compliance with the Commission's order.

On January 17, 2014 City staff met with the contractor. There have been issues with additional repairs needed that insurance money from the fire did not cover, which has delayed the project. Also the owner is currently incarcerated and it has been somewhat difficult for him and the contractor to meet about all the repairs needed. The remaining outstanding inspections needed as of January 18, 2014 are:

1. electrical final
2. plumbing final and gas test (plumber needs to obtain a plumbing permit to set fixtures, replace gas water heater with electric water heater, and perform a gas test for reuse of gas heaters in the living areas)
3. building final inspections

City staff believes that the contractor will finish the project within the next few weeks.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



January 27, 2014

Case #: 1947

Building Address: 108 S. Parker Avenue

Record Owner(s): Mark Purcell

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 may feasibly be repaired so that it is no longer in violation of City ordinances.**

The City recommends that the Commission issue an order to the owner, lienholder, or mortgagee to:

- repair the building and accessory structure(s) within 60 days, in accordance with the schedule below:**

<u>Deadline</u>	<u>Task</u>
30 days	Obtain plumbing permit, complete resetting of plumbing fixtures in master bath, replace water heater to code, perform gas test, call for final in inspections for plumbing and electrical work.
60 days	Call for building final inspection, obtain passing building final approval for issuance of new Certificate of Occupancy.
<input checked="" type="checkbox"/>	appear before the Commission at the <u>March 2014</u> regular Building and Standards Commission 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 building and accessory structure; and
- ensure the building is vacated and secure the building and accessory structure in accordance with Chapter 14 of the City of Bryan's Code of Ordinances.

PICTURES: 5/7/2013





New Pictures 11-12-13





PICTURES: January 21, 2014

