

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

January 27, 2014



Case #1983 – 507 North Logan Avenue



LEGAL DESCRIPTION: City of Bryan Townsite, Block 181, Lot 10

STRUCTURE(S):

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

PROPERTY OWNER(S): Oliver, Pauline Reid

LIENHOLDER(S)/

MORTGAGEE(S): none

IMPROVEMENT VALUE(S)

**(AS APPRAISED BY THE
BRAZOS COUNTY**

APPRAISAL DISTRICT): \$ 21,380 (2013 tax year)

BACKGROUND:

In or around March of 2013, the Bryan Police Department notified the Fire Marshal and Chief Building Official that the structure at 507 W 21st Street was unsecured and that vagrants and other criminal activity has been taking place at that address. While responding to the complaint on that structure, it was also observed that the vacant structure at 507 N Logan was also vacant, in need of repairs, and unsecured.

A hold was placed on the utilities and an initial notice was mailed to the listed property owner on September 2, 2013. Staff never received plans or estimates for repairs, so the Chief Building Official requested that the property be scheduled for consideration by the Commission.

The owner sent a letter to the city dated January 10th, 2014 and advised that they cannot travel to Bryan for the hearing due to the weather (the owner lives in Kansas). The owner plans to be in Bryan in September.

ATTACHMENTS:

- (1.) letter received from owner (1/10/14)
- (2.) staff recommendation
- (3.) pictures
- (4.) dangerous structures survey reports

12641 North Grand
Kansas City MO 64115

10 January 2014

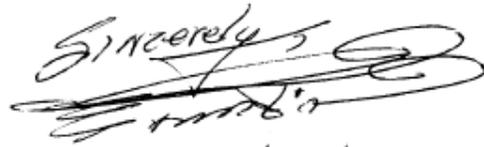
Jerry Fagan
General Inspector
Code Enforcement Division
City of Bryan
P.O. Box 1222
Bryan TX 77825

Dear Inspector Fagan:

We are in receipt of your letter regarding
the 507 N. Logan - POC 11983-CM for a hearing
on 27 January 2014 at 10:00 hours.

For safety (weather) and health reasons
we only travel to Texas during June
- September time of the year. I
previously mentioned this during our
24 December 2013 telephone conversation.

I called you today approx 11:15 hours
but the young lady said you were
in the field and wasn't picking up
your phone. Will try again. - Thanks.

Sincerely,

The Oliver's

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



January 27, 2014

Case #: 1983

Building Address: 507 North Logan Avenue

Record Owner(s): Oliver, Pauline Reid

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 building 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 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 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.

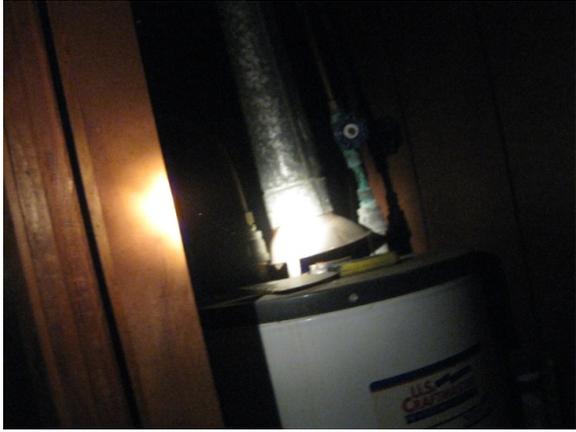
The City recommends that the Commission orders that the City may:

disconnect water and electric utilities to the building; and

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: 12-12-13







CITY OF BRYAN
The Good Life. Texas Style.

Dangerous Structures Survey Report

Chief Building Official

Case #1983

A. PROPERTY ADDRESS: 507 North Logan Avenue, City of Bryan Townsite, Block 181, Lot 10, replat

B. SPECIFICATIONS: No. Rooms 4 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? _____

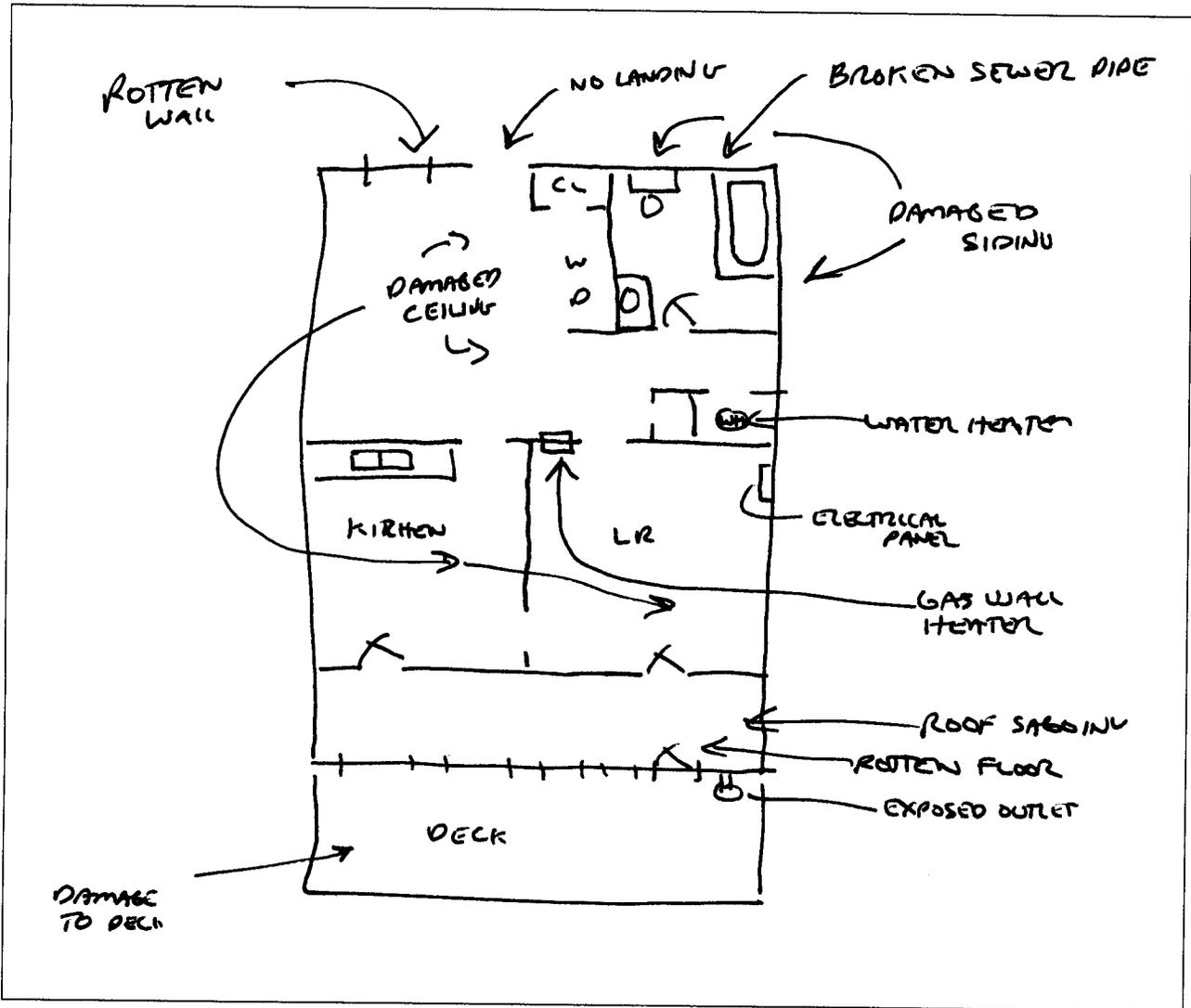
X 09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
X Holes or cracks in the floor, exterior wall or roof
X Loose, rotten, warped or protruding boards
Main structure? _____ Accessory structure? _____

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? _____ Accessory structure? _____

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

COMMENTS UNSECURED, EVIDENCE OF VAGRANTS STAYING INSIDE,
DAMAGED SIDING, EXPOSED WIRING, ROOF SAGGING,
BROKEN SEWER PIPE, BROKEN WINDOW GLASS,
DAMAGED CEILING, DAMAGED/ROTTEN WALL NEXT
TO BACK DOOR, DAMAGED CEILING IN KITCHEN,
CEILING DAMAGED IN BED ROOM, NO LANDING AT
BACK 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

12-17-13
Date



CITY OF BRYAN
The Good Life, Texas Style

Dangerous Structures Survey Report

Fire Marshal

Case #1983

A. PROPERTY ADDRESS: 507 North Logan Avenue, City of Bryan Townsite, Block 181, Lot 10, replat

B. SPECIFICATIONS: No. Rooms _____ No. Stories _____ 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 40 % 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?

