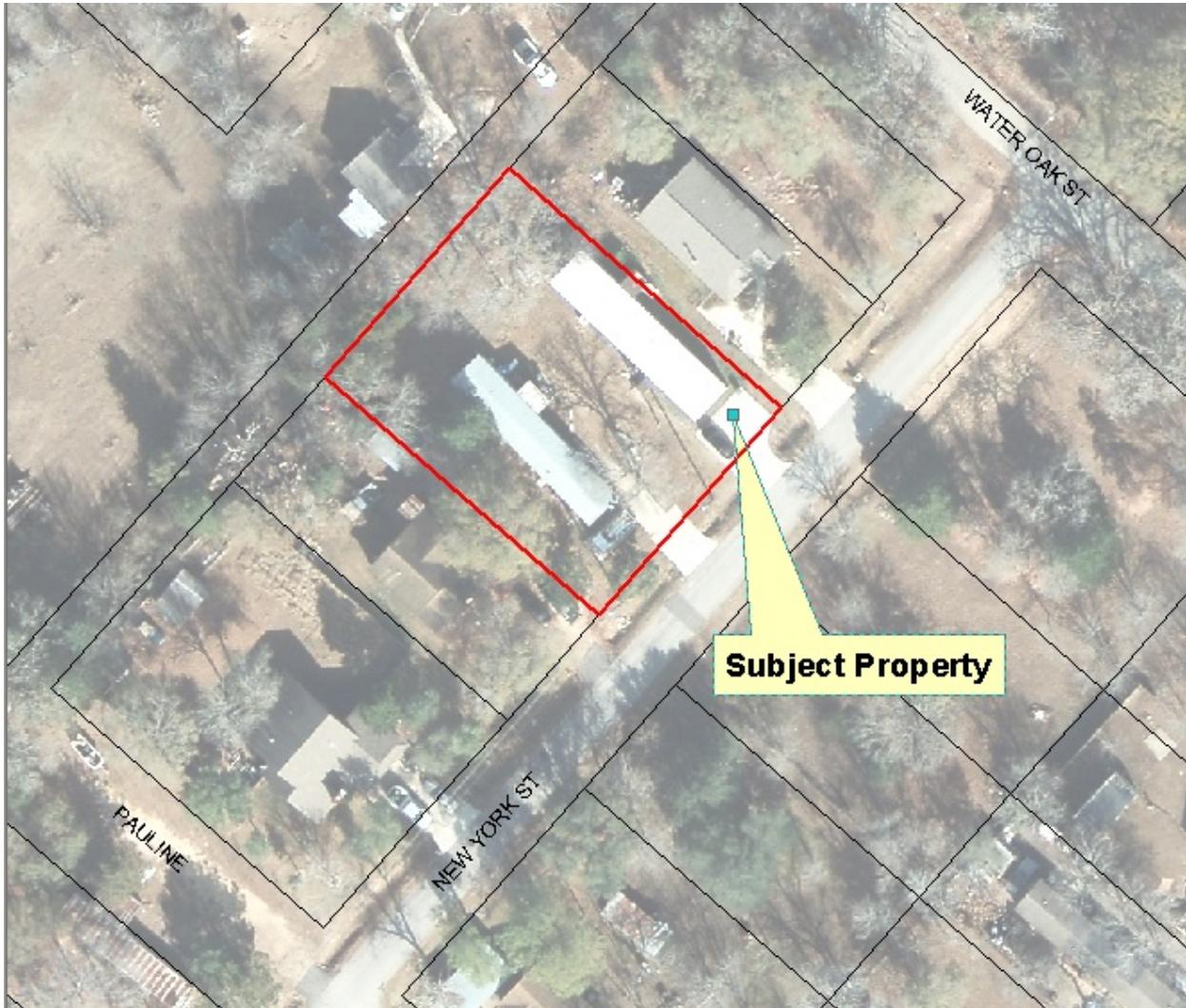


**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**June 23, 2014**



**Case #2023 – 1208 New York Street**



**LEGAL DESCRIPTION:** Lot 5 in Block 9 of McCulloch Addition Phase 3

**STRUCTURE(S):**

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

**PROPERTY OWNER(S):** Maria Guadalupe Juarez

**LIENHOLDER(S)/**

**MORTGAGEE(S):** none

**IMPROVEMENT VALUE(S)**

**(AS APPRAISED BY THE**

**BRAZOS COUNTY**

**APPRAISAL DISTRICT):** \$4,510.00

**BACKGROUND:**

In August 2013, the mobile home on this property was reported to the Fire Marshal and Building Inspector by Code Enforcement. Upon inspection, several people were found working on the structure without a building permit. A notice of violation and a notice that utilities were being removed were sent to the owner at that time. Due to the dilapidated condition of the structure and work without permits the structure was scheduled for consideration by the Building and Standards Commission hearing. An owner of nearby property subsequently complained that the structure was unsecured in early 2014.

In late April 2014, City staff met with the owner and a contractor on site. The owner notified City staff that she wanted to repair the structure. City staff notified the owner that due to amount of rotten walls and other structural members that a licensed engineer or licensed manufactured home remodeler would be required to submit a report and oversee repairs.

On or around May 20, 2014, the Chief Building Official received an engineer's report stating that the engineer had done an initial inspection, repairs were needed to structural framing system, and a further study needed to be done after removal of additional finishes. Around the same time, the Chief Building Official received an initial estimate for repairs from JC Home Solutions for \$17,560.00. No additional inspection reports or follow-up evaluations have been submitted to the City to date.

On May 24, 2014, the Chief Building Official notified the contractor by email that the repair estimate exceeded 50% of the appraised value of the structure and suggested obtaining a demolition permit for removal of additional finishes for further investigation. Staff also suggested that the owner investigate replacing this home with another used manufactured home rather than performing expensive repairs to the existing structure.

**ATTACHMENTS:**

- (1.) staff recommendation
- (2.) pictures
- (3.) dangerous structures survey reports
- (4.) engineer's report
- (5.) repair estimate from JC Home Solutions

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**June 23, 2014**

**Case #: 2023**

**Building Address: 1208 New York Street**

**Record Owner(s): Maria Guadalupe Juarez**

**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 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: 04-30-14







# INVOICE/CONTRACT

## JC Home Solutions

www.wecanremodel.com

STARTING DATE : \_\_\_\_\_

PHONE # : 979-492-9467

4005 Nagle, Bryan , TX 77801  
Phone 979-402-5073

*wecanremodel@yahoo.com*

TO : Sra. Mosqueda  
1103 Dona  
Bryan, Texas 77802

- Demolition (Siding, Decks)
- Fix and reinforce frame
- Install insulation where needed
- Smart siding installation with smart Trim
- Paint exterior and interior
- Install Skirting
- Replace 11 windows
- Build 2 decks (4X4 and 7X8) front and back
- Install 2 exterior Doors
- Fix and replace subfloor where needed by ¾ inches plywood
- Install budget vinyl floor and carpet
- Electric, plumbing and AC check up to meet standard city codes

*3 TO 4 WEEKS TO COMPLETE*

	Total project	\$17,560.00

# Berry Engineering Company

1811 Rose St., Bryan, Texas 77802 Telephone 979 575-3457

Tuesday, May 20, 2014

Email: gcox@bryantx.gov

Greg Cox  
Building Plans Examiner  
P.O. Box 1000  
Bryan, TX 77805

RE: Inspection-Mobile home located at 1208 New York Street, Bryan, Texas.

Dear Greg:

As requested by Julio Avila, I visited the referenced property on Wednesday, May 5, 2014 for an inspection of the site and single wide mobile home.

## **Observations**

The weather conditions prevailing on the day of my visit were warm, partly cloudy and dry allowing complete access to the site and mobile home.

The mobile home is a single wide mobile located on the north side of New York Street with the entrance door facing east. The floor layout is single level with two bedrooms and one bath. The rear exit is off the entrance to the back bedroom.

The mobile home needs the siding removed so a determination can be made on the extent of the repair that will be necessary for the building to be safe for occupancy. The existing condition shows a lack of maintenance and repair to keep the building in good condition. From my initial inspection, it appears that the rim board will have to be replaced and some of the wall studs.

## **Discussion**

The building needs replacement of the rim boards and some of the wall studs. All floors needs to be secured to the wall structure and sealed at the interface. The steps and landing at the entrance to the building need to be replaced per city code specifications. Also, it is recommended that new insulation be installed during the replacement of the rim boards and wall studs. In addition, the heating system should be inspected and repaired to a good operational and safe condition.

Before turning on electrical power to the building, an inspection of the electrical receptacles, switches and panel should be conducted by a licensed electrician.

The water heater needs inspection and testing by a licensed plumber before water is turned on by the utility company.

## Opinions

Therefore, UPON MY REVIEW OF THE INFORMATION AND DOCUMENTS MADE AVAILABLE TO ME AND MY ENGINEERING EXPERIENCE, IT IS MY OPINION THAT:

The mobile home needs considerable repair, however, it can be returned to a safe habitual condition. A determination of the specific needed repairs can be made after the perimeter skirting and siding has been removed. The front entrance stairs, porch and railing needs to be rebuilt to be safe and meet code. Also, the electrical and plumbing needs complete inspection before utility service is provided. And, though not a requirement by the building codes, the building needs a through cleaning and touch-up painting in exposed areas.

## Limitations

The opinion expressed in this report is directed to and intended for the benefit of the addressee and may not be quoted in whole, or in part without the written consent of the principal(s) of Berry Engineering Company. Berry Engineering Company and principal(s), thereof, agrees to or assumes no responsibility or liability for any latent defects at the above referenced property. In addition, Berry Engineering Company neither verifies nor guarantees the accuracy of any data or documentations provided by other parties used in this report. The opinion(s) expressed in this report are current as of the date of this report and are limited to matters expressly stated herein, and no opinions or warranties are implied or inferred beyond the scope of such matters.

As I told the Mr. Avila, I will inspect the building when the skirting and siding has been removed and, therefore, be able to determine all the necessary repairs.

Please feel free to call me to discuss any questions you may have concerning the opinion expressed in this report.

Yours truly,

  
L. A. Berry, P. E.  
Principal





CITY OF BRYAN  
The Good Life, Texas Style

# Dangerous Structures Survey Report

Chief Building Official

Case #2023

A. **PROPERTY ADDRESS:** 1208 NEW YORK STREET, MCCULLOCH ADDN PH3, BLOCK 9, LOT 5

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(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

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? \_\_\_\_\_

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?  Accessory structure? \_\_\_\_\_

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? \_\_\_\_\_

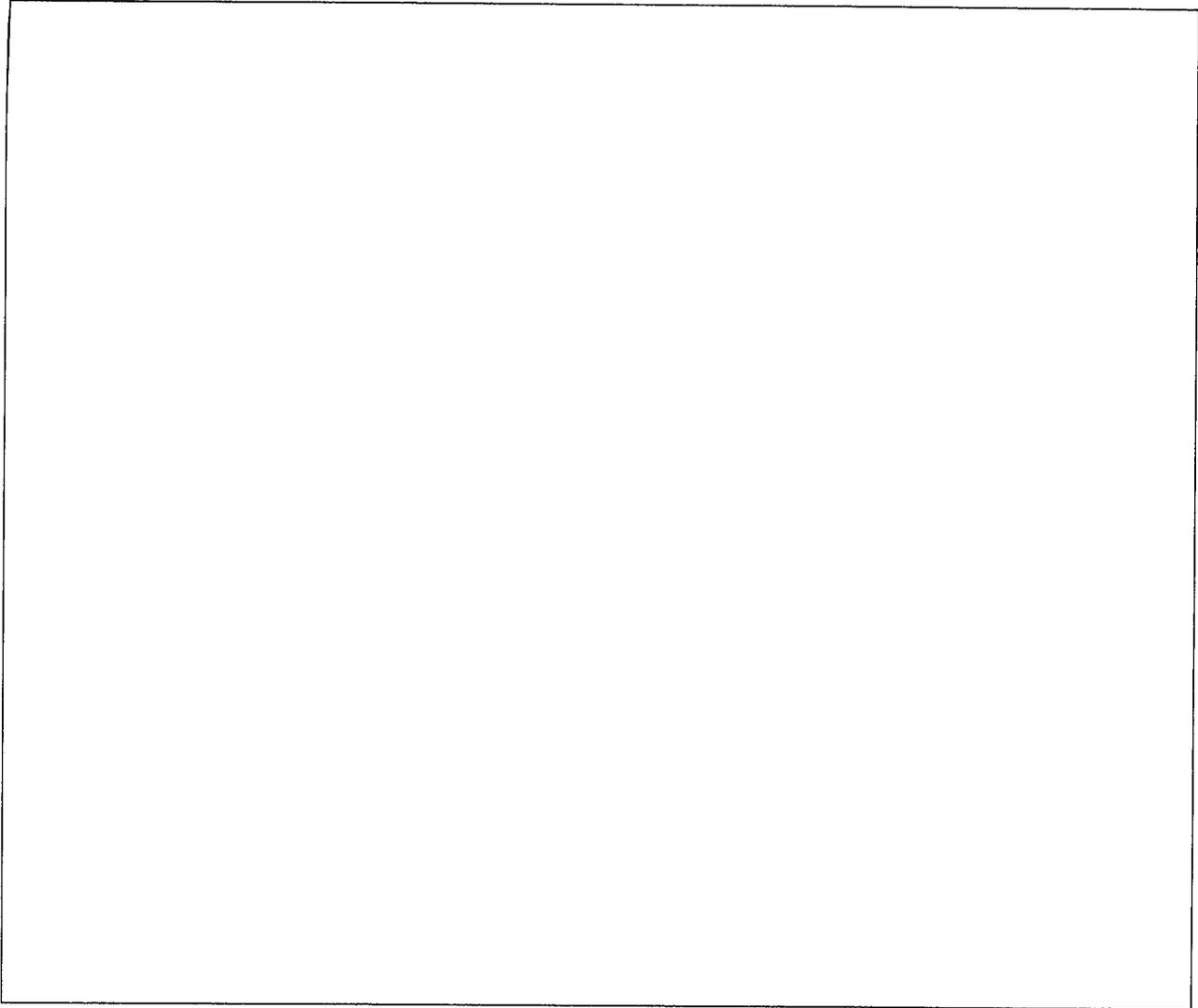
10. Is manifestly unsafe for the purpose for which it is being used or so as not to give reasonable protection from danger of collapse or fire because of:  
 Defective materials  
 Structural deterioration  
 Interior walls or ceilings with holes, cracks or loose plaster  
Main structure? \_\_\_\_\_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

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

**COMMENTS**

~ Exterior damage to walls / interior as well  
~ electrical issues throughout  
~ plumbing fixtures damaged / missing  
~ floor damage throughout  
~ mold

D. FLOOR PLAN (if necessary)



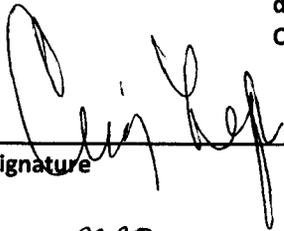
E. DETERMINATION

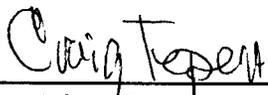
1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured and:

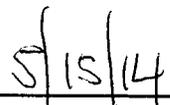
A.  Be vacated OR  remain unoccupied; and

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.

  
Signature

  
Printed Name

  
Date



# Dangerous Structures Survey Report

Fire Marshal

Case #2023

A. PROPERTY ADDRESS: 1208 NEW YORK STREET, MCCULLOCH ADDN PH3, BLOCK 9, LOT 5

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 \_\_\_\_\_% 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?

