BUILDING AND STANDARDS COMMISSION
STAFF REPORT

March 24, 2014

CITY OF BRYAN

Case #2001 – 1200 Military Drive

LEGAL DESCRIPTION: Lot 4 in Block 1 of Higgs Addition

STRUCTURE(S):

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

PROPERTY OWNER(S): Verna B Williams

LIENHOLDER(S)/ MORTGAGEE(S): none

IMPROVEMENT VALUE(S) (AS APPRAISED BY THE BRAZOS COUNTY APPRAISAL DISTRICT): $14,440 (2013 tax year)

BACKGROUND: This structure came to the attention of City staff as being vacant and having been boarded up for several years.

A hold was placed on the utilities and a notice was mailed to the listed property owner on January 9, 2014. Staff never received plans or estimates for repairs, so the Chief Building Official requested that the property be scheduled for consideration by the Commission.

ATTACHMENTS:

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

BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION

March 24, 2014

Case #: 2001
Building Address: 1200 Military Drive
Record Owner(s): Verna B Williams

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 <u>may not</u> 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: 2-10-14

Dangerous Structures Survey Report

Chief Building Official

Case # 2001

A. **PROPERTY ADDRESS:** 1200 Military Drive, Higgs Addition, Block 1, Lot 4

B. **SPECIFICATIONS:** No. Rooms 6 +/- No. Stories 1 No. Structures 1

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

C. **FINDINGS**

X 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 / 2001 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? ___

X 04. The non-supporting coverings of walls, ceilings, roofs, or floors are materially damaged or deteriorated. Main structure? X Accessory structure? ___

X 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? X Accessory structure? ___

X 06. The structure or any part thereof has inadequate means of egress as required by the city's building code. Main structure? X Accessory structure? ___

X 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:
X light
X ventilation
X sanitation facilities
Main structure? X 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? ____

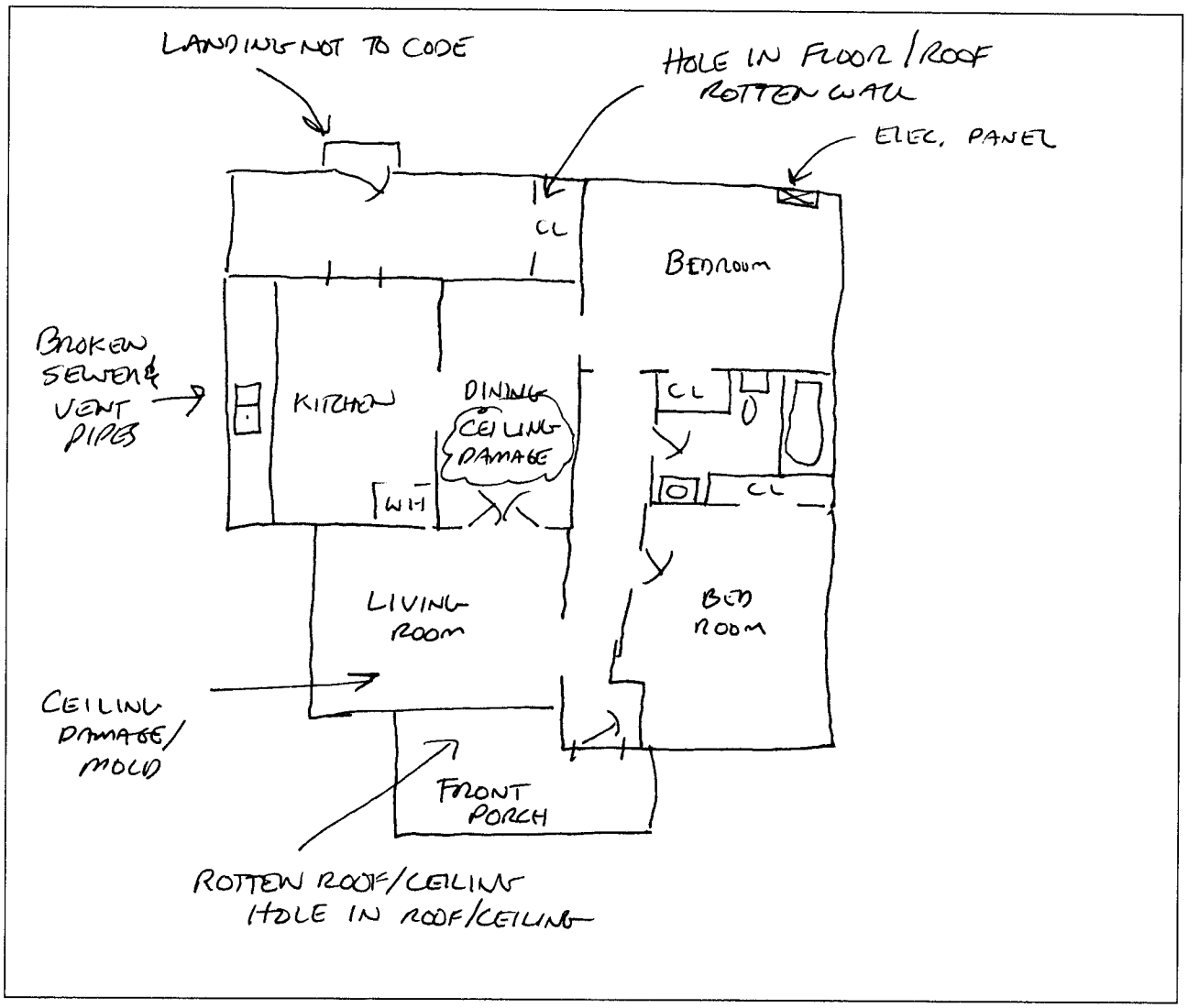
X 09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
X Holes or cracks in the floor, exterior wall or roof
X Loose, rotten, warped or protruding boards
Main structure? X Accessory structure? ____

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? ____ Accessory structure? ____

COMMENTS (1.) SECURE, WINDOWS BOARDED UP (2.) PART OF FRONT PORCH ROOF/CEILING ARE COLLAPSING, ROT, ROOF LEAK, ETC (3.) PLUMBING IS EXPOSED AT EXTERIOR WALL OF KITCHEN & IS DAMAGED, LOOSE, ETC. (4.) SOME EXTERIOR FINISHES ARE DAMAGED. (5.) NO PAVED DRIVEWAY OR OFF STREET PARKING. (6.) ANIMAL FECES ON INTERIOR, SMELL OF URINE (7.) HOLE IN FLOOR AND CEILING IN BACK ROOM OF HOUSE FROM ROOF LEAKS. (8.) CEILING DAMAGE IN DINING ROOM - CEILING FINISHES ARE COMING LOOSE. (9.) MOLD IN LIVING ROOM, SOME CEILING FINISHES COMING LOOSE

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	2-10-14

Case # _____

Dangerous Structures Survey Report

Fire Marshal

Case # 2001

A. **PROPERTY ADDRESS:** 1200 Military Drive, Higgs Addition, Block 1, Lot 4

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

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
X Residential/Single Family	____ Box	____ Occupied
____ Mixed Use	X Frame	X Vacant
____ Commercial	____ Masonry	____ Open
____ Residential/Multi Family	____ 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 75 % 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? ____

X 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? X Accessory Structure? _____

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

COMMENTS

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 / DSM	2-11-14

Case # _____