

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

November 24, 2014



**Case #1988 – 2000 Kazmeier Plaza**



**LEGAL DESCRIPTION:** Greenfield Plaza, Block 2, Lot 8 & Associated BPP

**STRUCTURE(S):**  single-family residence  
 multi-family residence  
 mixed use  
 commercial  
 accessory structure(s)

**PROPERTY OWNER(S):** 48 Place, LLC (Nick Collins)

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

**ACTIVE UTILITIES:**  yes  no **DISCONNECTED ON:** N/A

**BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:**

**PROPERTY ID:** 28278  
**IMPROVEMENT VALUE:** \$750,579  
**YEAR BUILT:** 1976  
**SF OF LIVING AREA:** 40,214  
**CURRENT OWNER SINCE:** 2014  
**PROPERTY TAXES OWED:** N/A

**BACKGROUND:**

- This multi-family apartment complex with 48 units (approximately 24 are occupied) came to the attention of City staff through a citizen complaint in July 2013.
- During its meeting on March 24, 2014, the Commission found the buildings in the apartment complex to be dangerous and ordered them repaired within 120 days, in accordance with a detailed repair schedule that was made part of the repair order. The property was to be scheduled for consideration by the Commission at every other scheduled meeting to demonstrate compliance with the repair schedule.
- During its meeting on June 23, 2014, the Commission issued a new repair order, to give the new owner/ lienholder the opportunity to obtain, within 30 days, an engineer's report, to show that the structures are safe and/or showing what repairs need to be done immediately to make the structures safe.
- The City received the first engineer's report from Berry Engineering Co. on June 26, 2014 (see attached).
- An asbestos survey for the property was submitted on July 15, 2014.

- Since August 24, 2014, additional engineer's reports have been submitted (please see attachments).
- All the exterior cantilever balconies have been replaced and approved by the engineer of record and the City of Bryan.
- All the breezeways have been repaired and approved and approved by the engineer of record and City of Bryan on building #1.
- Breezeway repairs have not been started on building #2 as of 11-13-14.
- 17 of the vacant apartment units have been inspected by the City and approved for re-occupancy.
- The existing stucco exterior finish has been removed from building #1 and is being replaced with fiber cement board siding. This work includes framing and wall bracing repairs. The exterior work on building #1 as of 11-14-14 is 60% or more complete.
- All the windows and exterior doors with glazing have been replaced in building #1 with energy code compliant windows and doors.
- Licensed electrician and plumber have obtained permits to make necessary repairs to plumbing and electrical systems.
- **Staff contends that while progress has been made, the property is not currently in compliance with the Commission's order of August 24, 2014. However, since the owner is actively working on making repairs and has engaged an engineer and contractors, staff recommends that the Commission issue a new repair order, to allow for repairs to continue and for this property to be rehabilitated. Please refer to pages 4 and 5 of this staff report for a complete staff recommendation.**

**ATTACHMENTS:**

1. staff recommendation
2. pictures
3. dangerous structures survey reports
4. various engineer's reports

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**November 24, 2014**

**Case #: 1988**

**Building Address: 2000 Kazmeier Plaza**

**Record Owner(s): 48 Place, LLC (Nick Collins)**

**The City's Chief Building Official has requested this Commission hearing to discuss the buildings 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 buildings 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 buildings 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 buildings within 120 days, in accordance with the schedule below:**

<u>Deadline</u>	<u>Task</u>
30 Days	Repair/replace retaining wall at front parking lot along Kazmeier Plaza

Drive.

60 Days

Complete exterior drainage improvements around structures and cover exposed foundation piers on South East side of building #1 and exposed foundation beams at South East side of building #2.

Repair all breezeway framing at building #2, licensed engineer report required to be submitted to city.

120 Days

Completer all exterior repairs to stucco or replace with siding on building #2.

Install final bracing on all balcony guardrails at mid span.

All 48 units re-inspected by City of Bryan and approved for occupancy.

Close out all electrical, mechanical, and plumbing permits with approved inspections.

- appear during the Commission's regularly scheduled meeting in April 2015 to demonstrate compliance with the repair.**

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

- disconnect water and electric utilities to the buildings.**
- secure the structure, demolish the buildings 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:**



New siding and balconies at building #1



New siding and balconies at building #1



New siding and balconies at building #1

PICTURES: 2-5-14







# Berry Engineering Company

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

Friday, October 10, 2014

Email: gcox@bryantx.gov

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

RE: Inspection of Saddle Ridge Apartment's east building for termite damage studs and moisture damaged support beams.

Dear Greg:

Nick Collins, owner, requested that I visit the Saddle Ridge Apartments at 2000 Kazmeier Plaza, Bryan, Texas for an inspection of termite damage to studs and moisture damage to breezeway support beams.

## **Observations**

On my visit to the apartments the prevailing weather conditions were warm and partly cloudy allowing complete access to the site. The apartment building on east side of the site is under repair having the existing stucco siding removed on the northern part of the building. After removal of the stucco siding, it was discovered that termite damage has occurred on some of the exterior studs. This damage is mostly localized and is not prevalent in all the studs.

Also, the breezeways on this east building have had the sheathing removed to allow inspection of the supporting beams for the second floor. Most beams are in good condition; however, some have moisture damage and will require replacement with new treated wood. In addition, the supporting wood 4x4's columns at the stairways are to be replaced even though they are providing adequate support for the breezeway floor. They are to be replaced with treated wood 6x6's.

## **Discussion**

Structurally, most of the exterior wood studs are in good condition. The studs that show noticeable damage from termites or moisture are to be replaced. Also, the 1x4's installed across the studs near the corner of the building that provide support for wind loading are to be replaced if termite damage has occurred. The 1x4's are to be replaced with steel straps installed near the building corners at an angle connecting the studs.

The damaged beams that provide support for the breezeway second floor are to be replaced with new treated wood. The new wood beams are to be treated No 1 grade. No 1 grade lumber is straighter and has less knot holes and will provide, over time, better performance. The 4x4's that support the breezeway's second floors are to be replaced with treated wood 6x6's. The 6x6 columns will provide better support and enhance the appearance to the breezeway.

## Opinions

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

The east building exterior studs that has noticeable damaged arc to be replaced with new treated lumber. The support beams for the breezeways that have damage arc to be replaced with treated No. 1 lumber. The 4x4 wood columns at the stairway arc to be replaced with treated 6x6 wood columns. Also, the building should be chemically treated to prevent the return of termites and other insects.

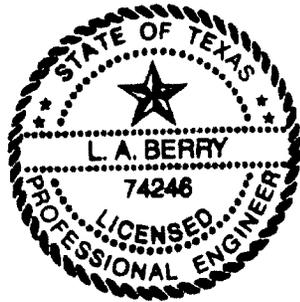
## Limitations

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.

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 # 1988

A. PROPERTY ADDRESS: 2000 Kazmeier Plaza, Greenfield Plaza, Block 2, Lot 8 & Associated BPP

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

No. Stories 2

No. Structures 3/48 UNITS

OFFICE  
STORAGE  
POOL

STRUCTURAL USE

CONSTRUCTION

OCCUPANCY

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure(s)

- Box
- Frame
- Masonry
- Mobile Home

- Occupied
- Vacant 20 UNITS
- 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 IBC, 2011 NEC, 2009 IPC

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?

BREEZEWAYS

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

VARIOUS UNITS

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?

BREEZEWAYS

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:

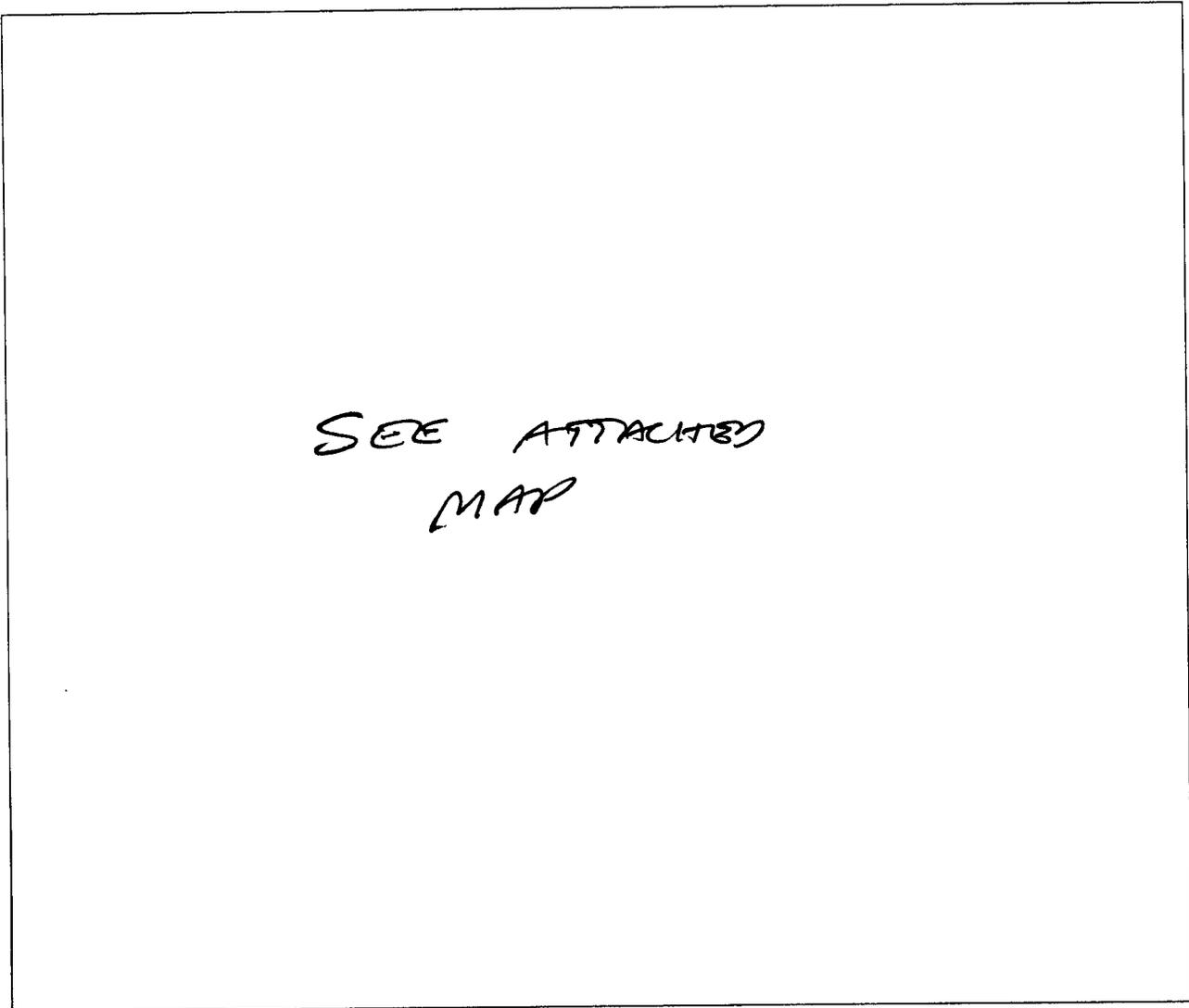
- light
- ventilation
- sanitation facilities

SOME UNITS

Main structure?  Accessory structure?



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

GREGORY S. COX  
Printed Name

2-12-14  
Date

**February 5, 2014**

**2000 Kazmeier Plaza – Saddle Ridge Apartments**

**General observations and repairs needed:**

**All apartment units:**

- Electrical panels are in clothes closets – grandfathered until replaced or more than 60% rewire in units.
- Bathrooms originally had GFI breaker for bath plug – need to be checked for proper operation.
- Kitchens originally did not have GFI protection – plugs need to be upgraded to GFI . All kitchens need GFI protected outlets per current 2011 NEC.
- Smoke detectors missing, not installed in bedrooms or halls, or installed too low from ceilings. Battery powered smoke detectors need to be installed in all bedrooms and area outside bedrooms per state law in all units. Smoke detector location needs to be per manufacturer’s instructions – some units need smoke detectors relocated due to being too low on walls from ceilings.
- Many tenants are using electrical space heaters – do all heating units work? Need report from HVAC contractor that all unit heaters are working.
- Water heaters missing covers – all water heaters need to be checked for compliance and covers.
- Interior HVAC unit missing covers over electrical wiring. All covers need to be re-installed.
- Fire extinguishers need to be provided in each unit or on exterior per current fire code.
- All units need unit numbers clearly visible and marked in contrasting color

**All exterior balconies and breezeways:**

- Breezeways – many issues – need structural engineer’s report as soon as possible
- Railings around stairs at second floor are spaced more than 4” apart... about 5.25”, railings around open side of balconies about 4” or more. All railings need to be in compliance with current codes for guards so children will not slip thru. Less than 4” spacing required.
- Loose columns at various locations in breezeways – need structural engineer’s report
- Outdoor storage on breezeways – breezeways cannot be used for storage, tenants will have to find other storage.
- Ceiling opened at many breezeways, an engineer was supposed to evaluate breezeways and balconies and provide report to city – pass due – need structural engineer’s report.

- Balcony railings need stiffening – guardrails too loose.

### **Stucco repairs:**

- Exterior walls need stucco repairs, permit obtained but some walls covered without inspections – need engineer’s report on all exterior walls.
- Building permit was obtained but some areas have been covered without inspections. Other walls need additional repairs, such as around electrical panels.

### **Misc. Exterior :**

- Landscape timbers missing at parking lot along Kazmeier – used for retaining wall – need engineer’s report for new retaining wall and retaining wall repairs.
- Foundation exposed and piers exposed at building #1 along South East Side – need engineer’s report
- Latches on pool gates do not meet current code – need to upgrade latch, latch location, etc.
- Fence height around pool does not meet current city code – grandfather until replaced unless less than 48” high - Verify if at least 48” high
- Exterior lighting is damaged in some areas – licensed electrician to pull permits for repair and replacement.
- Drainage issues around some units – some tenants have reported water in units.

### **Roofs:**

- Roof needs engineer report – engineer need to verify if decking and roof finish is ok. There are many signs of roof leaks throughout units and reports of roof leaks from tenants.
- Exterior HVAC units on roof – not inspected, need engineer’s report
- Latches on pool gates do not meet current code – need to upgrade latch, latch location, etc.
- Fence height around pool does not meet current city code – grandfather until replaced unless less than 48” high - Verify if at least 48” high

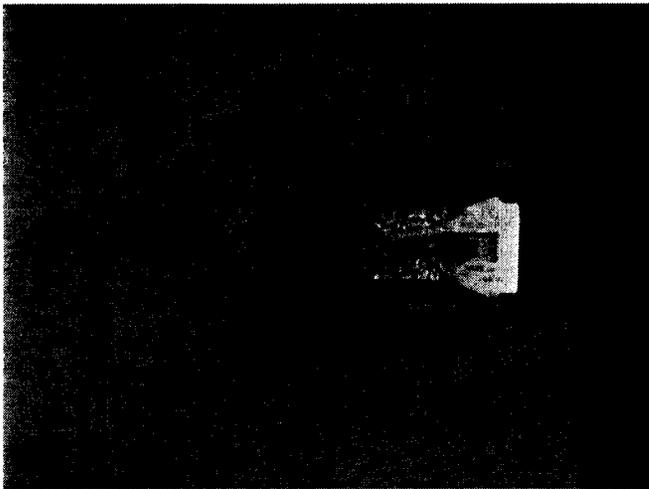
### **Building #1 (office, storage, pool equipment, laundry)**

- Exterior – various locations need stucco repair



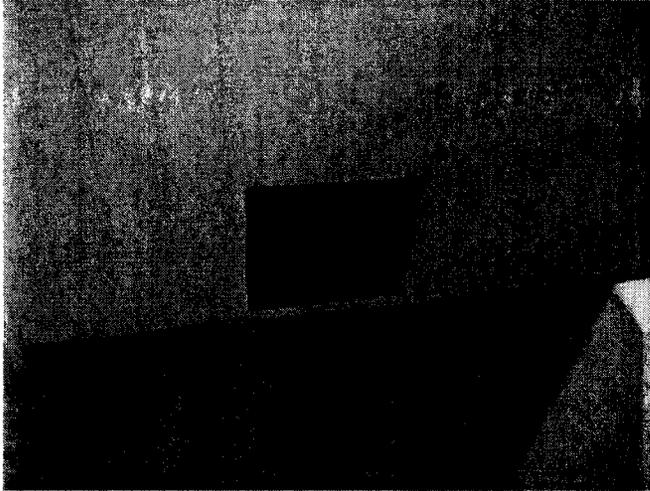
**Office Building:**

- Missing lavatory in rest room for office – needs to be replaced so office manager has functional rest room with toilet and lavatory
- Exterior light fixtures need weather proof covers and plugs where open.



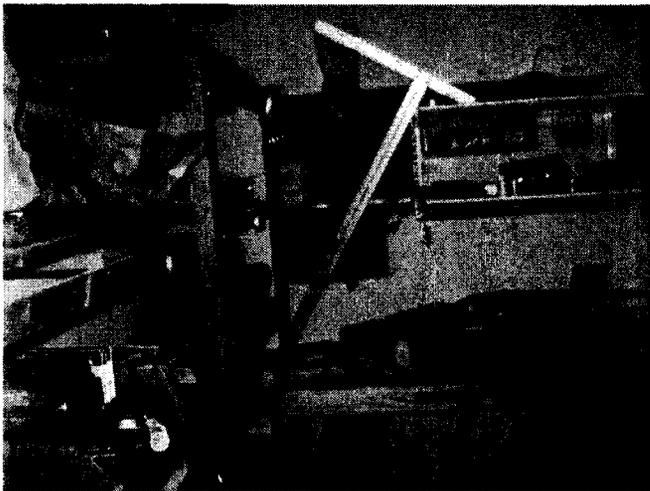
**Laundry Room:**

- Fix open hole in wall



Storage Room

- Hole in wall under wall a/c unit



- Wall a/c unit is missing cover and appears in bad condition
- Water heater vent is touching sheetrock
- Dryer vents are touching sheetrock
- Area drain missing grates by swimming pool equipment and other areas on property – need grates to prevent debris, leaves, etc. from entering storm drains



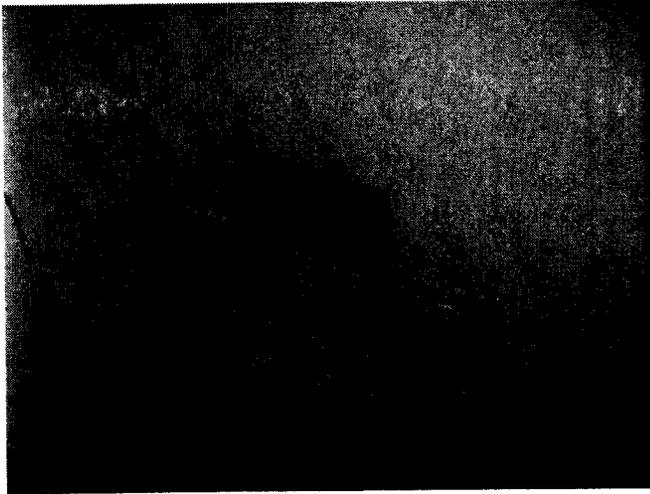
- Area drain missing cover by office (between pool and office)
- Flex on A/C swimming pool pump equipment needs repair



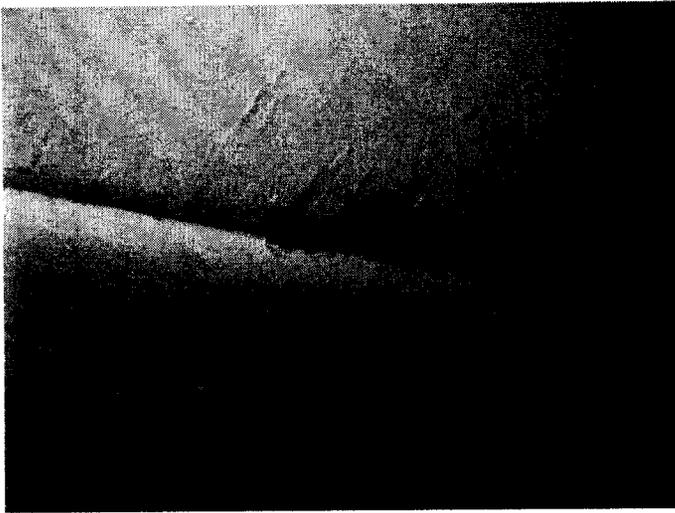
**Building # 2**

**Unit #1: one bedroom apartment**

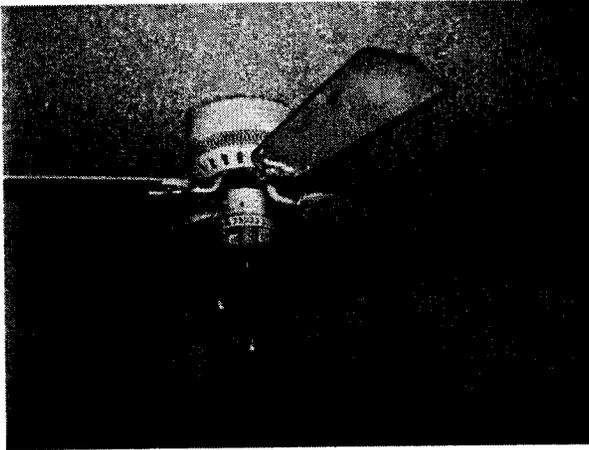
- Vacant unit
- Large hole in sheetrock where oven would be



- Cracked window glass
- No GFI plug in kitchen (electrical panel has GFI breaker for bath)
- A/C ceiling access cover rotten in bath room – needs new A/C ceiling panel

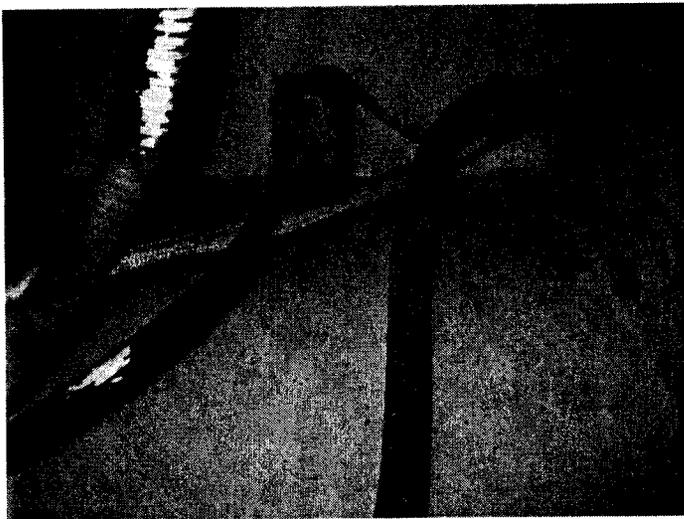


- Fence around patio is loose – needs to be secured so it does not fall over or removed.
- Water spots on bath room ceiling (unit #2 above has signs of roof leaks)
- Ceiling fan missing light bulb cover - needs to be replaced/reinstalled.



**Unit #2:**

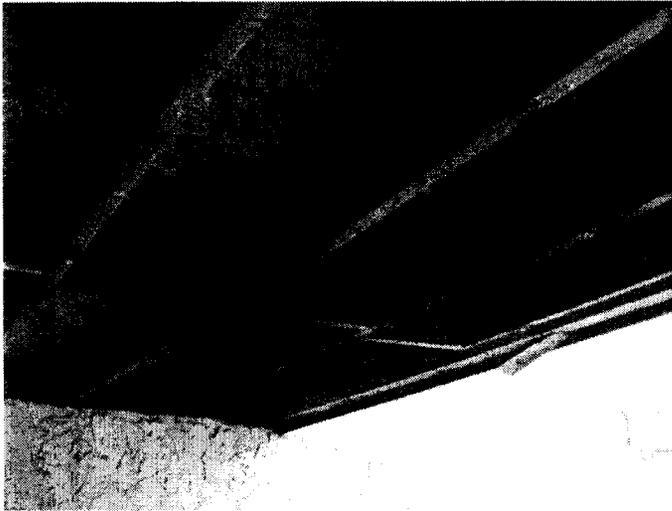
- Roof leak in kitchen – ceiling damage
- No GFI in kitchen/bathroom
- Missing plug cover on electrical outlet under the sink for disposal and dish washer



- Balcony railing is loose
- Rotten wood on balcony

**Unit #3:**

- SD in bedroom needs replacing
- Needs unit # replaced on door
- No GFI in kitchen/bathroom
- Ceiling damage in bath room
- Cracked plug in dining room
- Joist damage and deflection at breezeway



- Part of sub floor is rotten away at breezeway exposing concrete topping from above



**Unit #4:** Occupied by maintenance man and wife who is manager

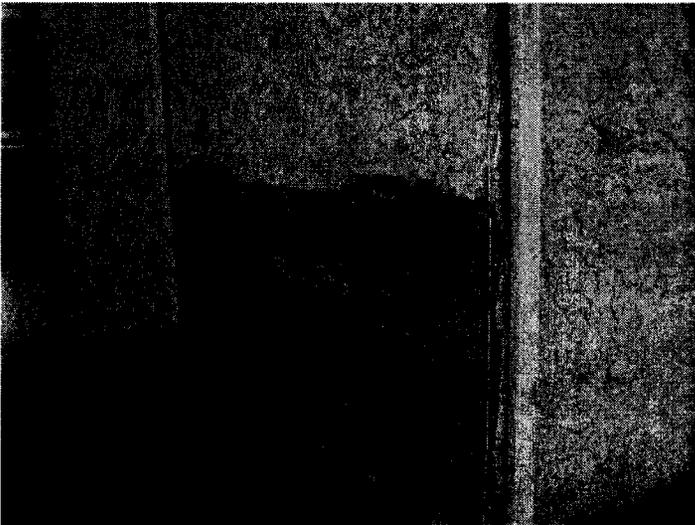
- Ceiling water spots

**Unit #5:** Two bedroom unit

- SD too far from ceiling
- No GFI in kitchen /bathroom
- Missing joist at balcony – open framing



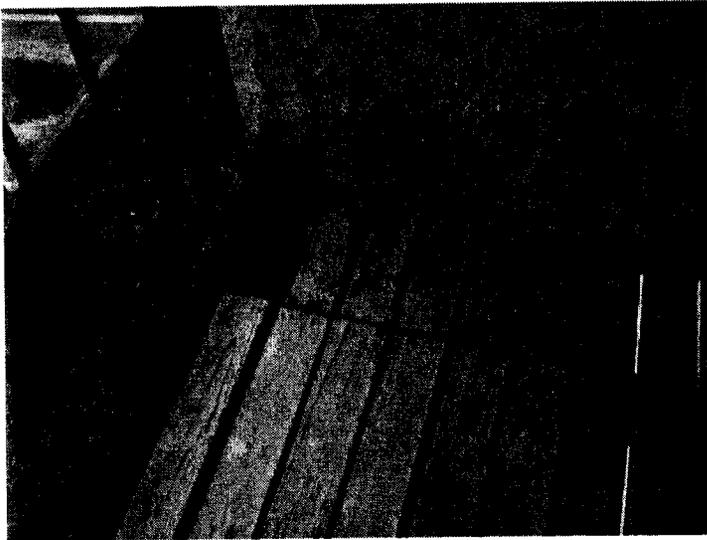
- Stucco repairs at exterior



**Unit #6:** \_\_\_\_\_

vacant, but has power

- Rotten wood on balcony



- Broken plug in kitchen
- GFI outlets in kitchen has paint on it and needs replacing
- Ceiling damage in dining room from roof leak
- Ceiling damage in bedroom from roof leak

**Unit# 7:**

- Needs new GFI in bath room

**Unit #8:**

- No unit number on door
- Needs new GFI in bath room
- Spot on ceiling in dining room from roof leak
- Spot on ceiling in bedroom from roof leak

**Unit #9:**

- Water leak in bath ceiling / mold

**Unit #10: vacant unit**

- Ceiling finish damage from water leaks
- Broken plug needs replacing

**Unit #11:**

- Recent repairs on exterior stucco walls
- Broken plug in dining room

- Ceiling damage in bath
- No SD in hall

**Unit #12: vacant**

- Ceiling finish damage

**Unit #13:** 2 bedrooms occupied but in process of moving out, owner is evicting .... Tenant says because owner found out they complained to city

- Hole in wall by sliding glass door, mold around door
- No SD in bedroom
- Breakers reportedly flip sometimes
- SD missing in hall
- Vent fan does not work in bath
- Water damage around back bedroom window
- Water leak under kitchen sink

**Unit #14:**

- Mold
- Ceiling damage in dinign room
- No SD in hall
- Mold around windows
- Tub damage
- Hole around shower head
- Weak exhaust fan in bath room
- No SD in bedroom
- Ceiling damage in bedroom

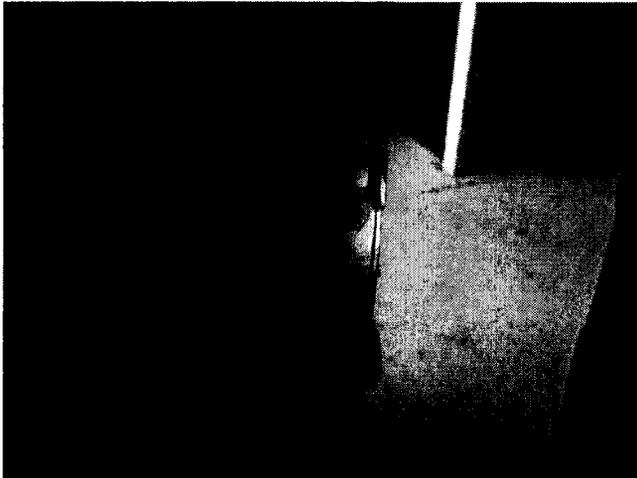
**Unit #15:**

- Missing cover at plug under sink
- Gap around plug at vent hood
- Ceiling damage in bath
- Large portion of subfloor missing at breezeway, exposing concrete topping from above.



**Unit #16:**

- Front door is damaged and needs replacement



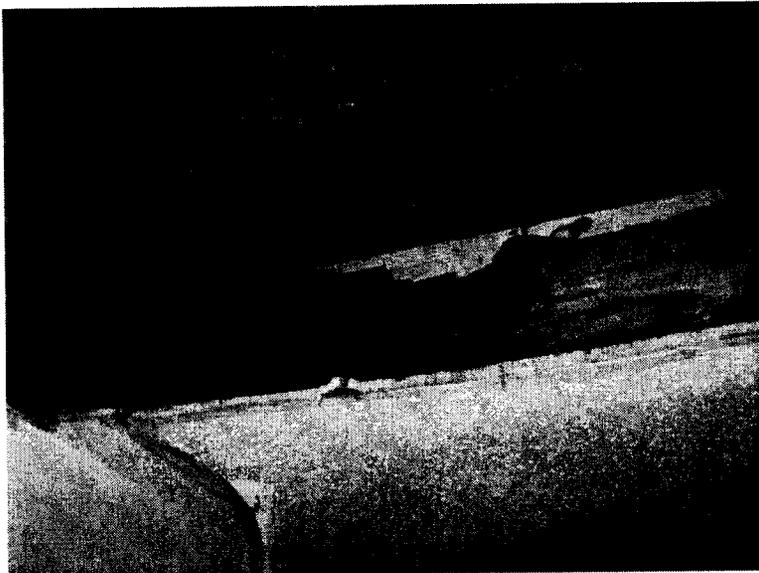
**Unit #17:**

- Bottom of sink cabinet is rotten thru
- Plug in bedroom is broken
- Questionable repairs to breezeway framing – need structural engineer's report

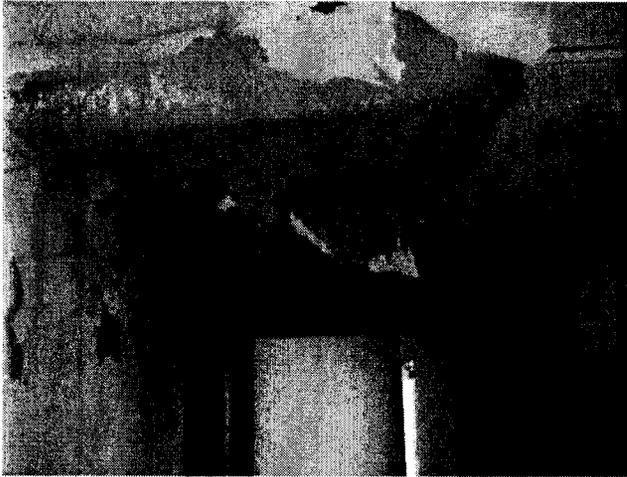


**Unit #18: vacant – will require interior building permit and an asbestos survey**

- Balcony railing loose
- Rotten framing from roof leaks – will require engineer's report on framing repairs



- Kitchen ceiling damaged
- Water heater missing cover
- Severe Ceiling damage from water heater leak



- Ceiling damage in all rooms
- Missing breakers in electrical panel - requires electrical permit and licensed electrician.

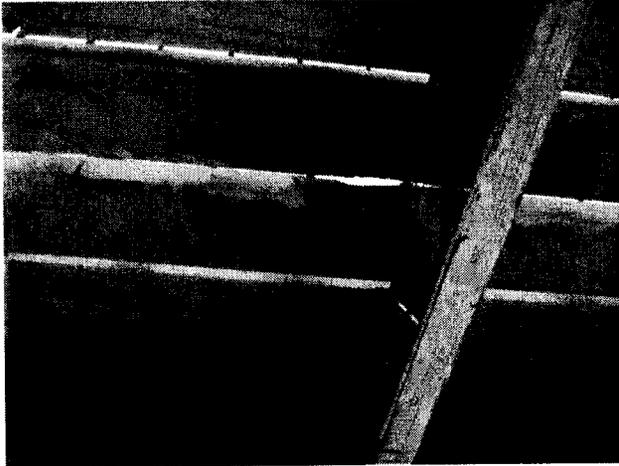


- Missing exterior light fixture

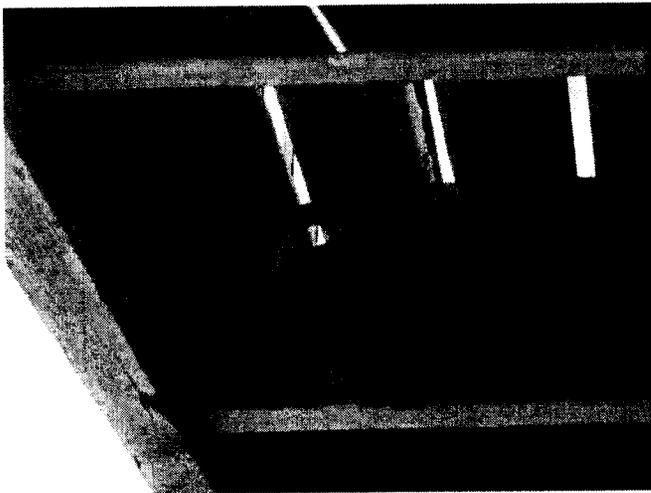
**Unit #19:** vacant

- Exterior wall has stucco damage
- Used for storage
- Hole in wall behind where stove would go
- Missing pulg cover under sink

- Cover missing on HVAC unit
- No vent fan
- Missing parts of cabinets, sinks, etc.
- Fire damage at exterior balcony



- Damaged joist at exterior balcony



**Unit #20:** vacant

- Missing cover on A/C

**Unit #21**

- Needs stucco repairs at exterior walls
- Questionable repairs to support columns in breezeway – need structural engineer's report



- Exterior balcony is missing out rim board – need structural engineer’s report



**Unit #22:**

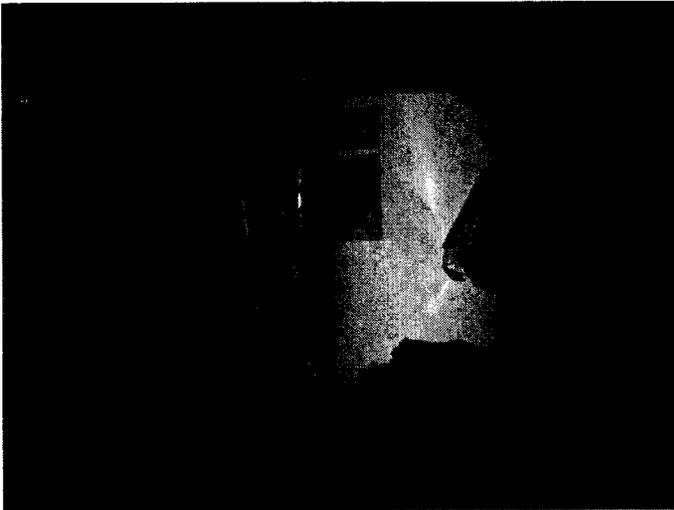
- Hole around shower head
- Broken plug in living room
- Brunt plug in bedroom from space heater

**Unit #23:**

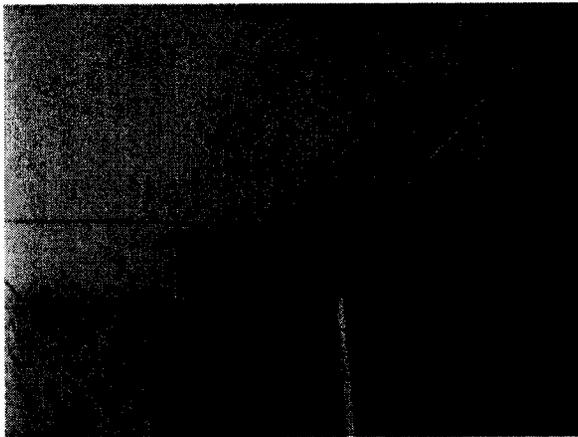
- Foundation and piers exposed on exterior
- Balcony missing exterior rim board, rotten joist and decking

**Unit #24: vacant unit**

- Loose balcony railing
- Ceiling leak in dining room
- Rotten wood on floor of balcony (need engineer's report)
- Ceiling deflection in bath room from water leak
- Water heaters – need electrical panel covers re-installed



- Questionable framing at breezeways – need structural engineer's report



**Unit #25: Will require building permit and asbestos survey for interior repairs**

- Hole in wall above stove area
- Mold under kitchen sink
- No sink

- No thermostat
- Ceiling damage in shower area – repairs started without permits
- Missing blanks/breakers in electric panel / front part gone – **requires electrical permit and licensed electrician**

**Unit #26:**

- Blanks missing in electric panel
- Ceiling damage in hall way

**Unit #27:**

- Ceiling damage in bathroom
- Ceiling damage in bedroom
- Fire Comment – a lot of electrical space heaters

**Unit 28: vacant used for storage**

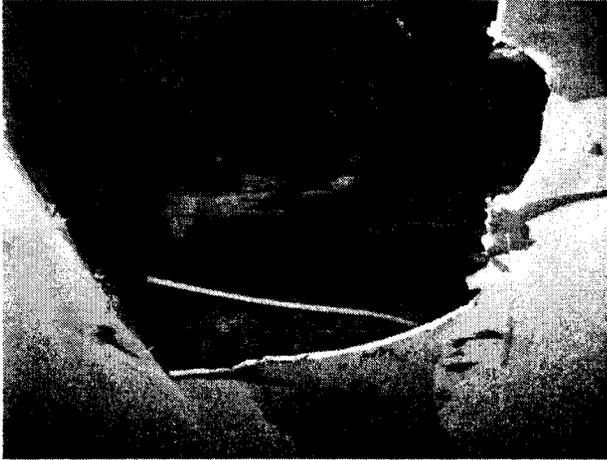
- No apartment number
- Ceiling damage in dining, bathroom and bedroom
- Broken plugs in kitchen
- Mold under kitchen sink
- No cover on ac
- Holes in walls in living

**Unit 29:**

- Broken closet doors
- Possible heater issue
- Water damage in bath area

**Unit 30: vacant requires building permit and asbestos survey**

- No cover on plug under kitchen sink
- Mold damage under kitchen sink
- Broken plugs in bedroom
- Broken toilet
- Ceiling damage in bedroom



**Unit 31: vacant, used for storage – requires building permit and asbestos survey**

- Mold in kitchen ceiling
- Mold under kitchen sink
- Hole in wall by living room
- Many issues/repairs needed in bathroom
- Open walls

**Unit 32:**

- Ceiling damage in dining, bedroom
- No closet doors
- Water damage in bathroom
- No exhaust fan cover in shower area
- Floor issues in living room

**Unit 33:**

- Questionable framing repairs at breezeway – need structural engineer's report



**Unit 34: vacant unit**

- Broken plugs in living room, bedroom
- Fan/vent cover missing in shower area
- Ceiling issue in kitchen
- No light fixture in kitchen

**Unit 35:**

- Kitchen gutted
- No light fixture in bedroom
- Fan/vent cover missing in shower area
- Blanks missing

**Unit 36:**

- No GFI in kitchen/bathroom
- Ceiling damage in dining area

**Unit 37:**

- No GFI in kitchen

**Unit 38: vacant**

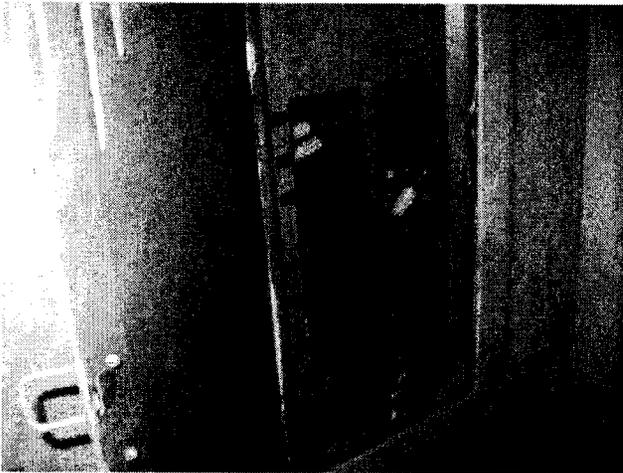
- No GFI in kitchen
- Ceiling issue in bathroom

**Unit 39: was vacant**

- No GFI in kitchen

**Unit 40: vacant – requires building permit and asbestos survey**

- Holes in walls behind stove area
- No shower head
- Blanks and breakers missing in electrical panel – requires electrical permit and licensed electrician



- Hole cut in wall for access to water heater

**Unit 41:**

- No notes on this unit

**Unit 42:**

- No notes on this unit

**Unit 43: vacant unit**

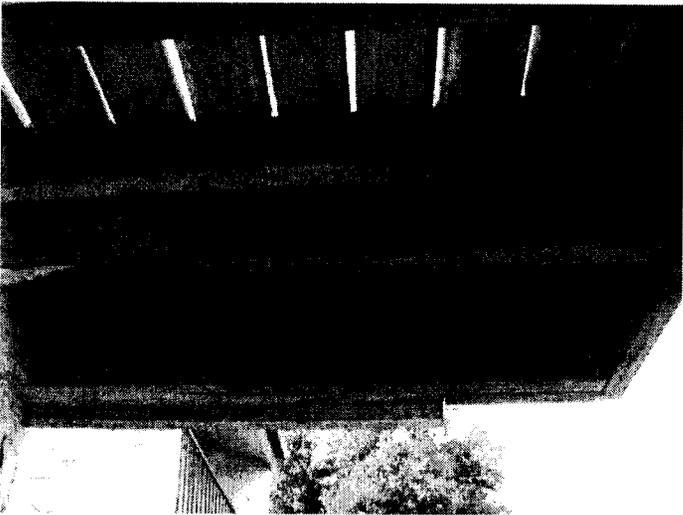
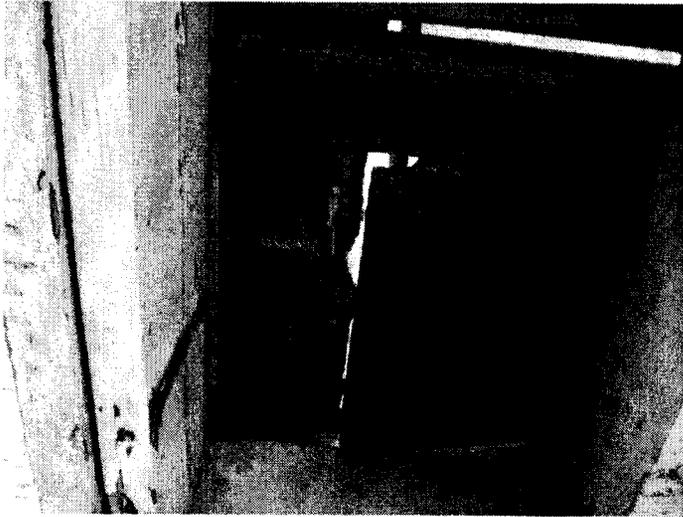
- Question if GFI in bathroom is working

**Unit 44:**

- No SD in bedrooms
- Ceiling damage in bedroom

**Unit 45:**

- Water leak under kitchen sink
- Ceiling leaks in hallway, bedroom and bathroom areas
- Damage to joists at exterior balconies / rot
- Questionable repairs at exterior balconies – need structural engineer’s report



**Unit 46:**

- Ceiling damage in kitchen, bedroom

- Missing ac duct grill and cover at wiring
- Damage to front door jamb, missing trim, holes to exterior

**Unit 47:**

- No apartment numbers
- Rotten floor under kitchen sink, missing plug cover on electrical outlet under sink
- Hole in wall behind stove
- Ceiling damage in dining area
- Rotten floor decking above in breezeway

**Unit 48:**

- Water damage in bathroom



CITY OF BRYAN  
The Good Life, Texas Style.

# Dangerous Structures Survey Report

Fire Marshal

Case # 1988

A. PROPERTY ADDRESS: 2000 Kazmeier Plaza Greenfield Plaza, Block 2, Lot 8 & Associated BPP

B. SPECIFICATIONS: No. Rooms 348 No. Stories 2 No. Structures 2

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 30-40% 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?

- ~~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? \_\_\_\_\_ Accessory Structure? \_\_\_\_\_~~
- ~~09. The building, structure, or a part thereof presents an attractive nuisance to children.  
Main Structure? \_\_\_\_\_ Accessory Structure? \_\_\_\_\_~~

COMMENTS Rotten balconies  
rotten wall rotten plates  
unpermitted w/hbt installation - open wires  
open wiring in various places  
Loose stair & porch rails  
Leaking roofs in many places  
open ceilings  
visible tarpaper from rotten ceiling decking

**D. 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.

 FRED TAYLOR / DFM 2-11-14  
 Signature Printed Name/Title Date