

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**November 24, 2014**



**Case # 2067 – 1418 Scott Street**



**LEGAL DESCRIPTION:** Redden & Thomas Addition, Block 2, Lot 22 &23

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

**PROPERTY OWNER(S):** Cruz, Julio Jr.

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

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

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

**PROPERTY ID:** 38779  
**IMPROVEMENT VALUE:** \$2,350  
**YEAR BUILT:** 1980  
**SF OF LIVING AREA:** 980  
**CURRENT OWNER SINCE:** 1990  
**PROPERTY TAXES OWED:** \$961.97 (2009-2013)

**BACKGROUND:**

- City staff (Building Inspector and Assistant Fire Marshal) became aware of the property in September 2014 while inspecting a nearby property.
- City staff noticed an occupied RV on the property illegally connected to utilities, a tree growing around the service pole, and a clothes washer being used outdoors.
- After meeting with the owner and inspecting the interior of the manufactured home the condition of the home was found to be unsafe and hazardous.
- City staff met with owner several times over the past few months and discussed options for repair and replacement of the home.
- Notices that property would be scheduled for consideration by the Building and Standards Commission were mailed to the listed property owner on September 4 and October 24, 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**



**November 24, 2014**

**Case #: 2067**

**Building Address: 1418 Scott Street**

**Record Owner(s): Cruz, Julio Jr.**

**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 occupied and poses a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated.**
- the building may not be feasibly repaired in compliance with City ordinances.**
- the manufactured home is too damaged to be safely moved from the property to another location.**

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

- vacate the building within 30 days.**
- demolish the building and remove the debris within 60 days.**

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

- disconnect water and electric utilities to the building.**
- 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: 10-09-14 Outside of trailer**



Illegal outdoor storage of interior items



RV being used on site as dwelling



Front porch damaged/ not to code, outdoor storage



Boarded / blocked windows



Missing crawl space skirting/blocked windows



Damaged window/blocked



Missing skirting/loose anchors



Damaged/loose electrical



Open electrical wiring/loose



Water leak under home



Damaged plumbing/not to code - extension cord



Electrical wires / cable in tree



Tree growing around service pole and electrical panel

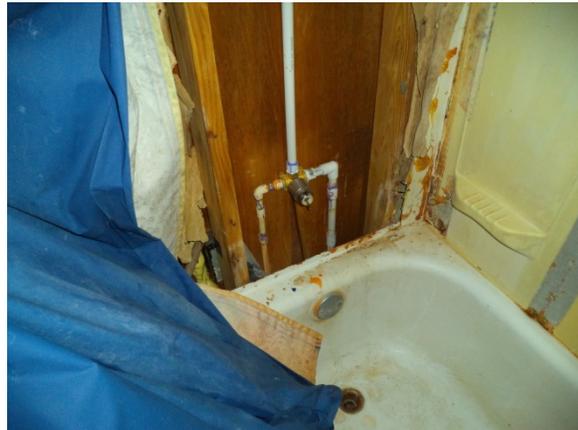
Pictures 10-21-14 Inside of trailer



Damaged interior finishes



Missing shower surround



Missing shower surround



Evidence of roof leaks



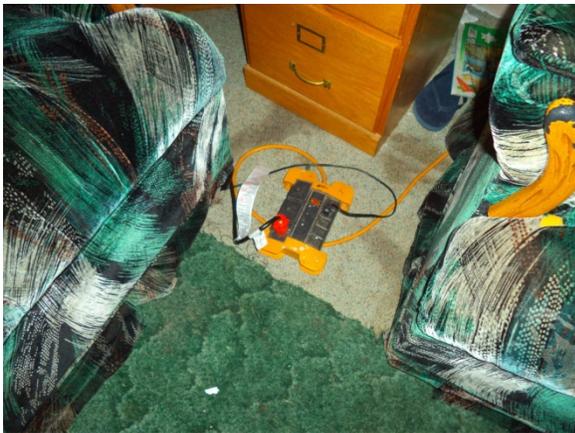
Damaged ceiling finishes



Non GFI outlet at sink



Damaged interior finishes



Extension cords



Damaged ceilings / roof leaks



Damaged cealign/roof leaks



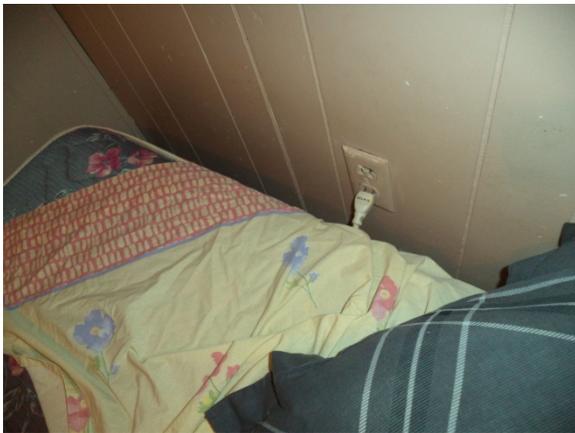
Damaged exterior door seal



Extension cords



Damaged /rotten wall from HVAC



Old electrical outlets – loose



Damaged floor finsh / orig. heat supply closed off



Damaged floor



# Dangerous Structures Survey Report

Chief Building Official

Case #2067 - Occupied

A. PROPERTY ADDRESS: 1418 Scott Street, Redden & Thomas Addition, Block 2, Lot 22 & 23

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

STRUCTURAL USE

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

CONSTRUCTION

- Box
- Frame
- Masonry
- Mobile Home 1980

OCCUPANCY

- Occupied
- Vacant
- Open

\$2,350  
980 S.F.

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?

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 (1) DAMAGED / BOARDED WINDOWS (2) ROTTEN WALLS/FLOORS

(3) EVIDENCE OF ROOF LEAKS (4) ELECTRICAL HAZARDOUS

(5) TENANT USING LARGE AMOUNTS OF EXTENSION CORDS

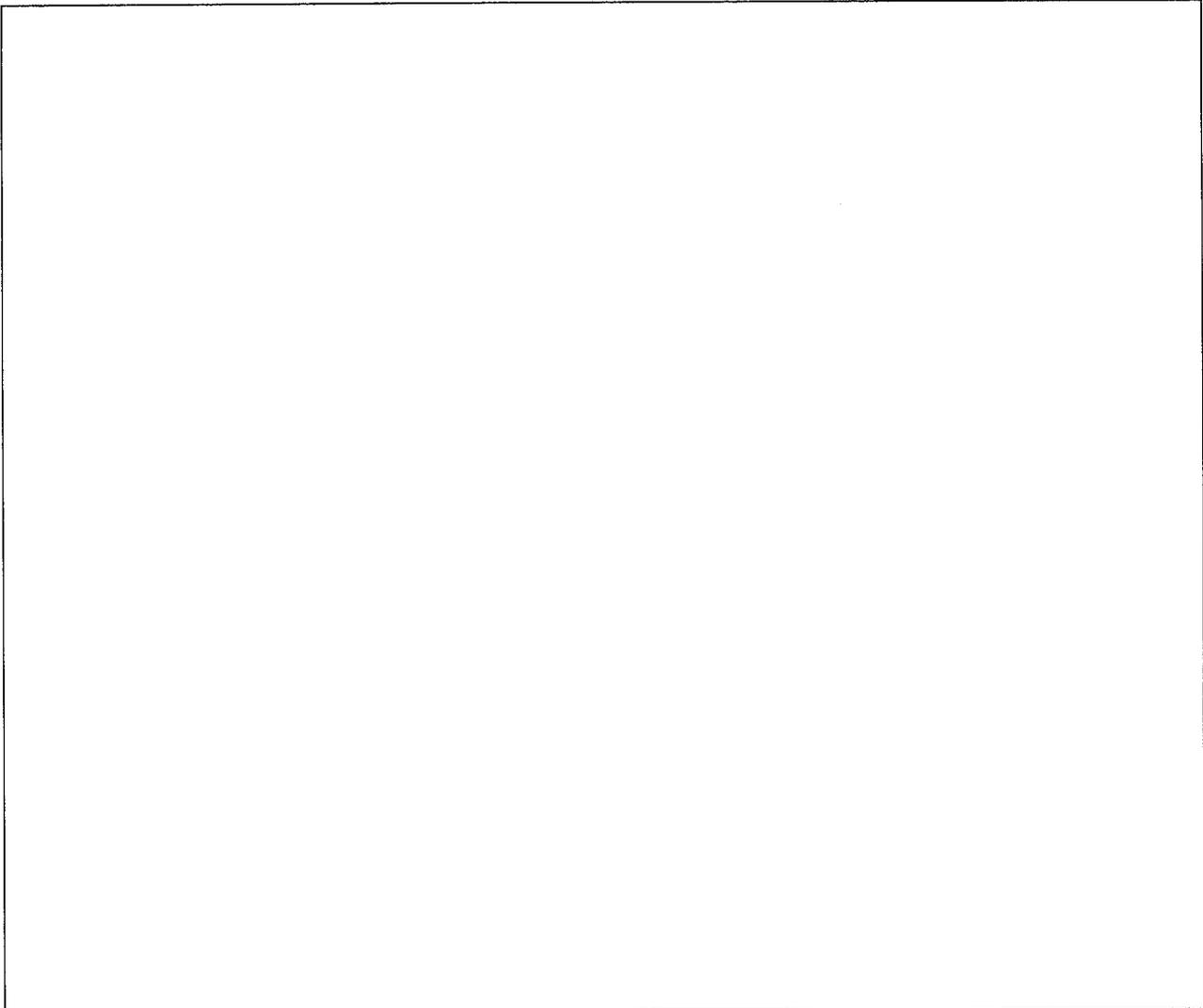
(6) TENANT USING RV WITH ILLEGAL ELECTRICAL, WATER CONNECTIONS (7) SEWER FROM RV RUNNING TO GROUND

(8) RV PLUGGED INTO TOO SMALL OF EXTENSION CORDS (9) DAMAGED SIDING

(10) DAMAGED FINISHES (11) ELECTRICAL SERVICE IS DAMAGED AND HAS A TREE GROWING AROUND AND THROUGH THE PANEL & POLE. (12) EVIDENCE OF USING A WASHING MACHINE ON EXTERIOR

(13) ROTTEN FRONT PORCH/STEPS (14) REAR LANDING/STEPS NOT TO CODE

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

GREEN, S. COX  
Printed Name

10-16-14  
Date



# Dangerous Structures Survey Report

Fire Marshal

Case # 2067 - Occupied

A. PROPERTY ADDRESS: 1418 Scott Street, Redden & Thomas Addition, Block 2, Lot 22 & 23

B. SPECIFICATIONS: No. Rooms \_\_\_\_\_ No. Stories 1 No. Structures 1

<u>STRUCTURAL USE</u>	<u>CONSTRUCTION</u>	<u>OCCUPANCY</u>
<input checked="" type="checkbox"/> Residential/Single Family	_____ Box	<input checked="" type="checkbox"/> Occupied
_____ Mixed Use	_____ Frame	_____ Vacant
_____ Commercial	_____ Masonry	<input checked="" type="checkbox"/> Open
_____ Residential/Multi Family	<input checked="" type="checkbox"/> 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 100 % of the main 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
- 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
- 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
- X 05. Obsolete, damaged, or deteriorated electric wiring, gas connections, heating apparatus, or other mechanical infrastructure present a risk of fire.  
Main Structure? X
- 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
- X 07. The structure or a part thereof is in violation of the City's fire code.  
Main 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? \_\_\_\_\_ Accessory Structure? \_\_\_\_\_

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

COMMENTS

1. Unpermitted / unsafe wiring
2. Soft spots in floor
3. Soft walls
4. Open interior walls
5. No approved heat source
6. Openings to exterior in floors
7. No smoke / CO detectors
8. Open ceiling at front door area

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

B.  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

Fred Taylor / Deputy Fire Marshal  
Printed Name/Title

10/20/14  
Date