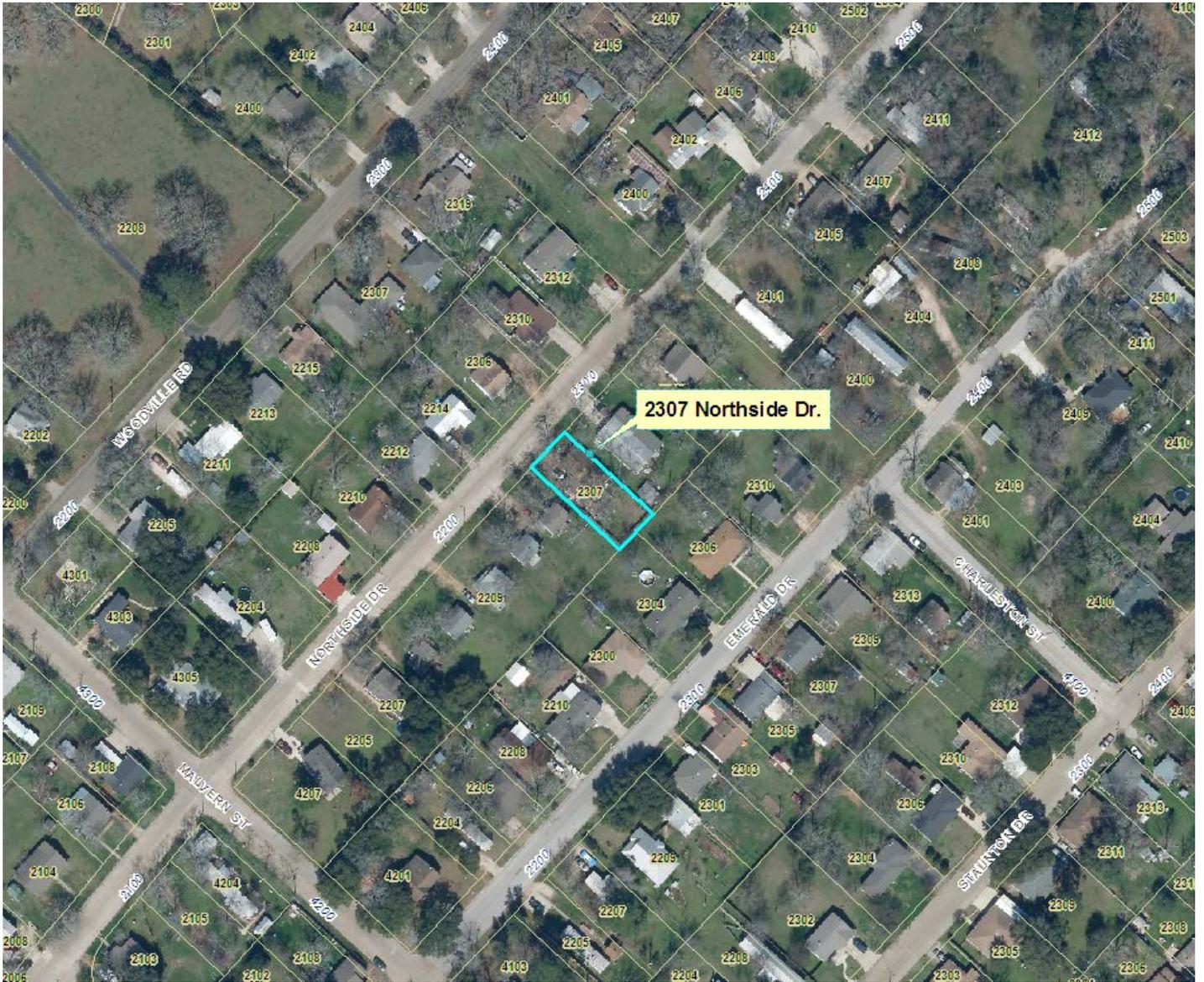


**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

November 24, 2014



Case # 2063 – 2307 Northside Drive



LEGAL DESCRIPTION: Margaret Wallace Subd, Block 11, Lot 10

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

PROPERTY OWNER(S): Ayala, Cynthia L.

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

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** 5/9/2014

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 46696
IMPROVEMENT VALUE: \$37,690
YEAR BUILT: 1955
SF OF LIVING AREA: 1070
CURRENT OWNER SINCE: 2003
PROPERTY TAXES OWED: \$16,504.02 (2003-2013)

BACKGROUND:

- In October 2012, Bryan PD received Crime Stopper tip about narcotic sales at this property.
- In January 2013, Bryan PD executed a narcotic search warrant and Bryan PD reported condition of the home, including an un-reported fire incident, to Building Services and Fire Officials.
- In January 2013, Assistant Fire Marshal and Building Official meet with owner of home and went over repairs needed to home; owner agreed to apply for permits and to get the repairs done.
- On August 1, 2014, the Chief Building Official received notice from Bryan PD that the house was unsecured. After inspection by Assistant Fire Marshal and Chief Building Official, utilities were found to be off, the home was unsecured, and house appeared abandoned and vandalized. A hold was placed on utilities and owner was notified. The home scheduled for Building and Standards Commission consideration.
- City staff secured the house on September 8, 2014 after it was reported that a child had overdosed on a synthetic drug there the night before.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission were mailed to the listed property owner on September 4 and October 23, 2014. Staff never received plans or estimates for repairs.
- City staff met with owner on site on September 10, 2014 and discussed securing the house and all the issues and items needing repair.
- City staff met with owner in City offices on October 21, 2014 and again discussed issues and items needing repair. Please see attached list labeled Exhibit A, a copy was given to owner during the

- meeting.
- The Chief Building Official communicated back and forth with owner during the months of October and November 2014 about repairs and items needed for the Building and Standards Commission hearing.

ATTACHMENTS:

1. staff recommendation
2. pictures
3. dangerous structures survey reports
4. City staff notes on issues needing repair dated October 21, 2014

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



November 24, 2014

Case #: 2063

Building Address: 2307 Northside Drive

Record Owner(s): Ayala, Cynthia L.

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 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:

- secure 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



Front of house / outdoor storage / loose porch column



Collapsing carport



Collapsing carport / rot



Collapsing carport – roof rot



Damaged windows



Boarded windows



Open LB on electrical



Outdoor storage



Missing water heater / damaged wall/plumbing



Rotten roof in utility room



Closed window – HVAC opening



Electrical panel in closet, no cover, openings in wall



Damaged interior finishes



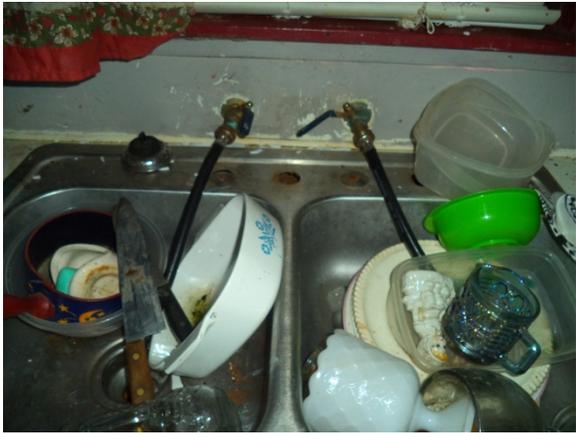
Burnt plug



Damaged interior finishes



Damaged floor finish



Non approved kitchen faucet – cross contamination



Missing outlet covers



Debris inside



Loose light fixture, non-ground wire



Evidence of fire



Evidence of roof leak at bedroom adjacent carport



Damaged interior doors



Evidence of roof leak



Broken interior light fixtures



Damaged sub panel



Trash and debris in yard/damaged fence



Trash and debris in yard



CITY OF BRYAN
The Good Life, Texas Style

Dangerous Structures Survey Report

Chief Building Official

Case #2063

A. **PROPERTY ADDRESS:** 2307 Northside Drive, Margaret Wallace Subd, Block 11, Lot 10

B. **SPECIFICATIONS:** No. Rooms 5 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?

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?

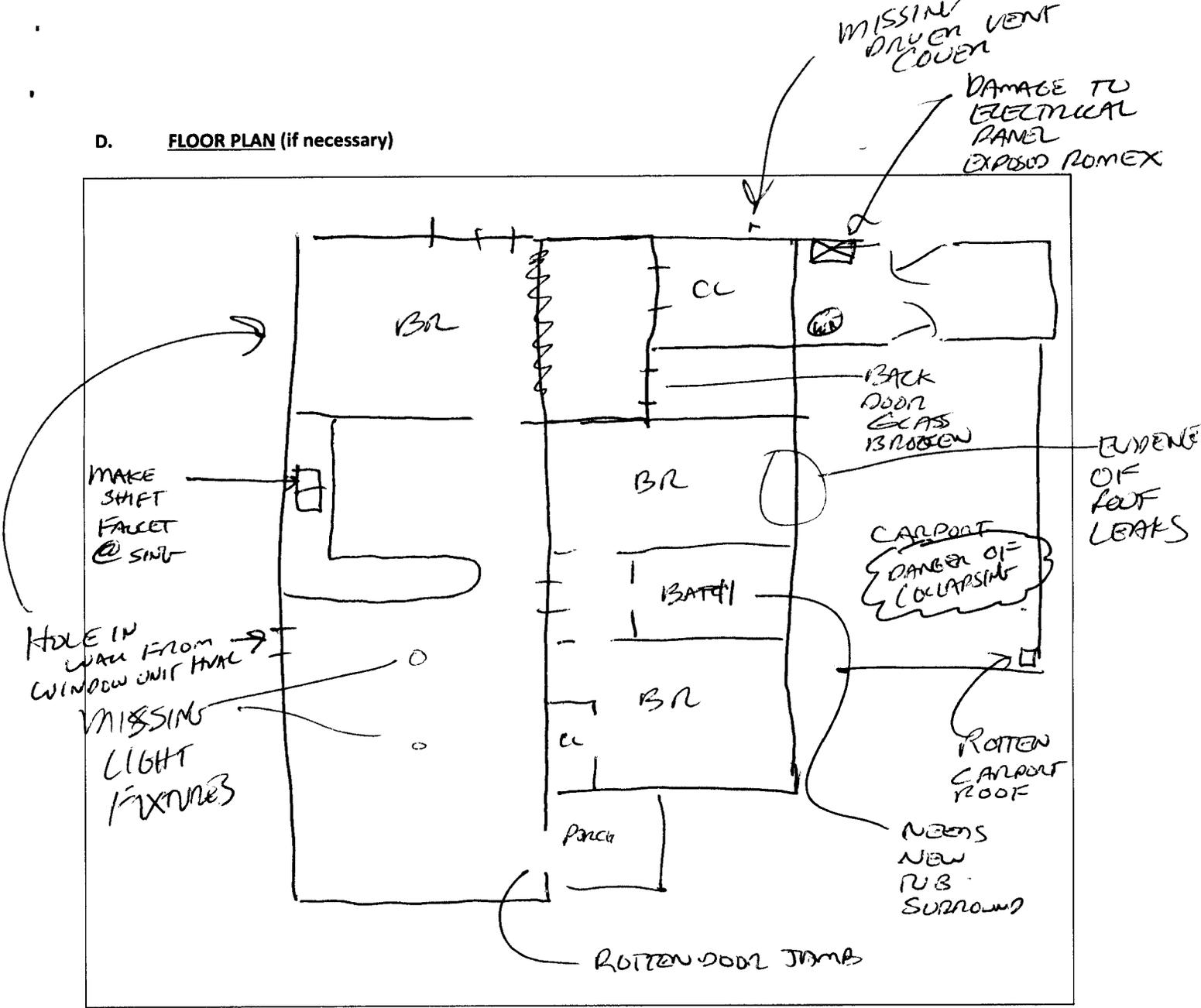
09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
 Holes or cracks in the floor, exterior wall or roof
 Loose, rotten, warped or protruding boards
Main structure? Accessory structure?

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) TIRES/TRASH IN BACK YARD (2) CARPORT ROTTEN & ABOUT TO COLLAPSE (3) NEEDS ELECTRICAL WORK AND CLEAN UP (4) 2 WIRE SYSTEM, NO GROUND (5) KITCHEN SINK NEEDS NEW FAUCETS (6) HOLES IN SHEETROCK (7) BACK DOOR DAMAGED AND GLASS IS BROKEN (8) ELECTRICAL OUTLETS WITH PAINT (9) NO HEATING SYSTEM (10) BEDROOM ADJACENT CARPORT HAS ROTTEN WALL, ETC. (11) GIB ON CEILING IN BEDROOM (12) ELECTRICAL PANEL IS DAMAGED - EXPOSED ROMEX TO WATER HEATER PLUG (13) BROKEN FRONT WINDOW (14) MISSING DRYER VENT COVER (15) SIDING DAMAGED (16) ROOF DAMAGE (17) MISSING LIGHT FIXTURES (18) ROT AT FRONT DOOR JAMB (19) BATH ROOM DOOR DAMAGED

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.

[Handwritten Signature]

Printed Name

CLARENCE S. COX

Date

10-14-17

Case # 2063

October 21, 2014

2307 Northside – City of Bryan notes on issues needing repair, met with owner.

- Carport collapsing – repair or remove
- Carport roof deck – rotten
- Storage room at back of carport –
 - Needs new doors
 - Electrical panel
 - Water heater
 - Outlet to water heater needs wiring in conduit or in wall
 - Roof deck rotten – needs replacing
 - Roof framing rotten – needs replacing
 - Sheetrock interior walls
- Repair exterior windows to operable condition
- Needs heating system
- Repair front door jamb
- Replace back door
- Smoke detectors in bedrooms and areas outside bedrooms
- Repair siding
- Add bracing to attic roof
- Remove tires from back yard
- Replace electrical outlets with paint and damaged electrical outlets
- Replace missing light fixtures and electrical outlet/switch covers
- Repair hole in wall around electrical panel
- Repair all holes in sheetrock throughout
- Repair tub surround with water proof finish
- Bring wiring into code compliance – house appears to have two wire system with no ground – needs rewire with wiring to current code
- Clean up trash in back yard
- Open LB in conduit at electrical meter
- Repair broken window glass
- Kitchen sink needs new faucet
- Replace damaged interior doors
- Repair all damaged interior finishes



Dangerous Structures Survey Report

Fire Marshal

Case #2063

A. **PROPERTY ADDRESS:** 2307 Northside Drive, Margaret Wallace Subd, Block 11, Lot 10

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

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 50% 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?

