

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

October 27, 2014



Case # 2057 – 1910 Old Hearne Road



LEGAL DESCRIPTION: SFA #10, Block 15, Lot 7

STRUCTURE(S): single-family residence, accessory structure(s)

PROPERTY OWNER(S): Bill Hightower

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

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** March 1, 2012

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 99042
IMPROVEMENT VALUE: \$26,040
YEAR BUILT: 1935
SF OF LIVING AREA: 1,075
CURRENT OWNER SINCE: 1987
PROPERTY TAXES OWED: \$0.00

BACKGROUND:

- City staff noticed house was vacant in 2011 and needed repairs; a hold was placed on utilities and the owner was notified.
- In February of 2012, City staff met with the owner and discussed repairs and permits needed to get utilities back on.
- In the summer of 2014, the Chief Building Official noticed that the home was still vacant, unsecured, and in need of repairs.
- A letter to secure the structure was sent out on March 24, 2014; the structure remains unsecured.
- A Building and Standards Commission meeting notice was mailed to the listed property owner on September 23, 2014; staff never received plans or estimates for repairs.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



October 27, 2014

Case #: 2057

Building Address: 1910 Old Hearne Road

Record Owner(s): Bill Hightower

The City's Chief Building Official has requested this Commission hearing to discuss the building and 1 accessory structure 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 and/or accessory structure 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 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:

- secure the building from unauthorized entry within 30 days.**
- demolish the building and accessory structure 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 accessory structure 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: 09-04-14







Garage / Carport





CITY OF BRYAN
The Good Life, Texas Style™

Dangerous Structures Survey Report

Chief Building Official

Case #2057

- A. PROPERTY ADDRESS: 1910 Old Hearne Road, SFA #10, Block 15, Lot 7 (TR-465) H 26, #40
- B. SPECIFICATIONS: No. Rooms _____ No. Stories _____ No. Structures Z

STRUCTURAL USE

CONSTRUCTION

OCCUPANCY

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

- Box
 Frame 1935
 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:
2609 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?

Case # 2057

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

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

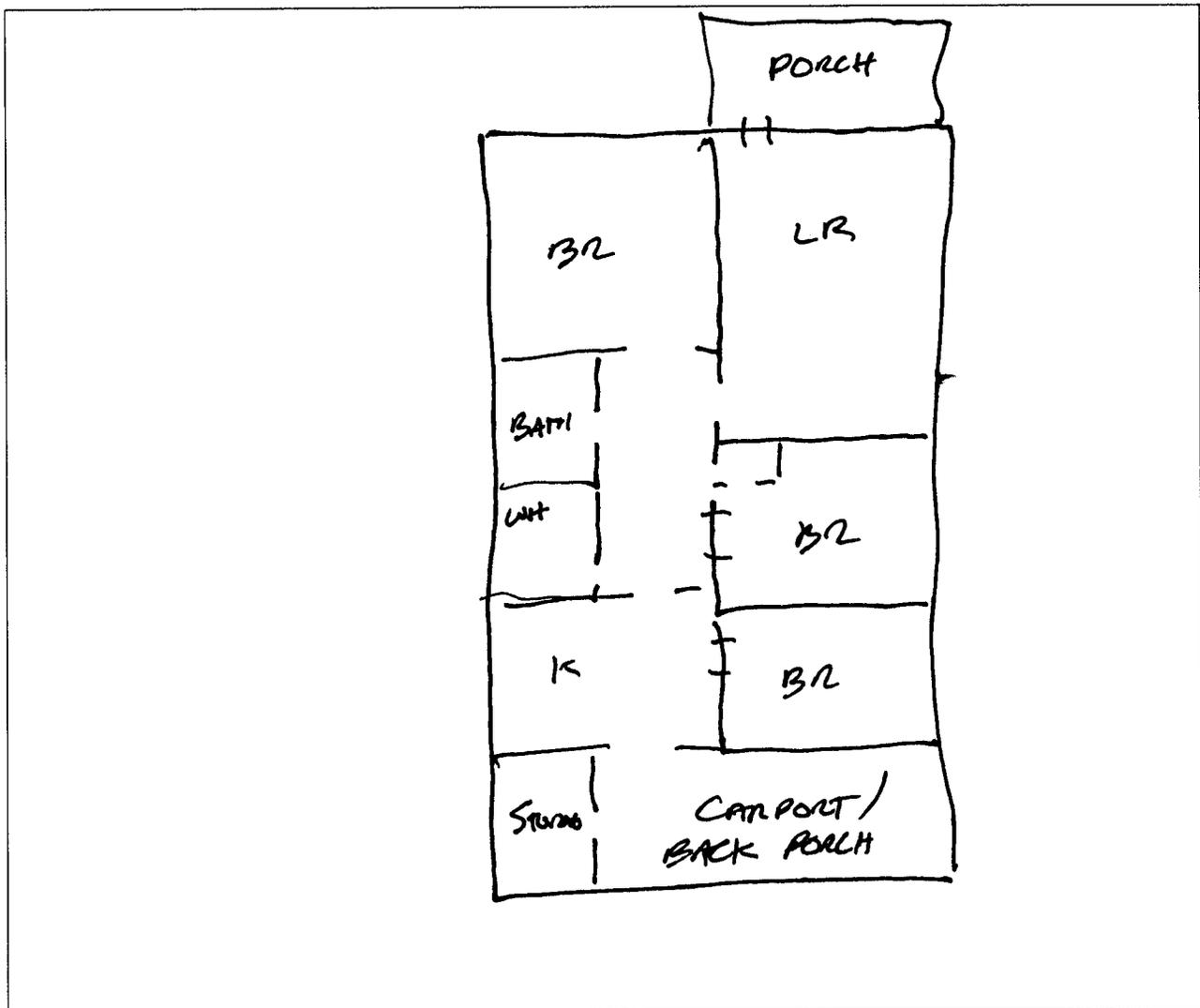
X 10. Is manifestly unsafe for the purpose for which it is being used or so as not to give reasonable protection from danger of collapse or fire because of:
X Defective materials
X Structural deterioration
X Interior walls or ceilings with holes, cracks or loose plaster
Main structure? X Accessory structure?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

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

COMMENTS (1.) DAMAGED ROOF/FRONT PORCH - ROT (2.) DAMAGED SIDINGS
(3.) UNSECURED (4.) LOOSE LIGHT FIXTURES (5.) BACK PORCH
FRAMING NOT TO CODE (6.) KITCHEN ON SLAB FOUNDATION -
UNLEVEL (7.) DAMAGED ELECTRICAL WIRING (8.)
MISSING PLUG COVERS (9.) EXPOSED ROMEX WIRING
(10.) CLG. FINISH DAMAGE (11) DAMAGED LIGHT FIXTURES
(12) ^{OPEN} SPLICED ELECTRICAL WIRES (13.) MISSING SINK
(14.) DAMAGED ROOF SHINGLES (15) EXPOSED PLUMBING PIPES
ARL EXTERIOR (16) DAMAGED INTERIOR FINISHES
(17) GAS FLEX PIPING THRU WALL (18) REAR ADDITIONS
TO HOUSE NOT TO CODE (19.) ROTTEN ROOF DECKING

ACCESSORY STORAGE STRUCTURE - FRAMING NOT TO CODE
UNSECURED

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.

Gregory S. Cox
Signature

GREGORY S. COX
Printed Name

9-12-14
Date



Dangerous Structures Survey Report

Fire Marshal

Case #2057

A. PROPERTY ADDRESS: 1910 Old Hearne Road, SFA #10, Block 15, Lot 7 (TR-465)

B. SPECIFICATIONS: No. Rooms _____ No. Stories 1 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 _____% 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?

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

COMMENTS *open wiring*
Rotten Lumber
floor unlevel
missing/damaged wiring
open splices

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 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.

Fred Taylor FRED TAYLOR DM 9-4-14
 Signature Printed Name/Title Date