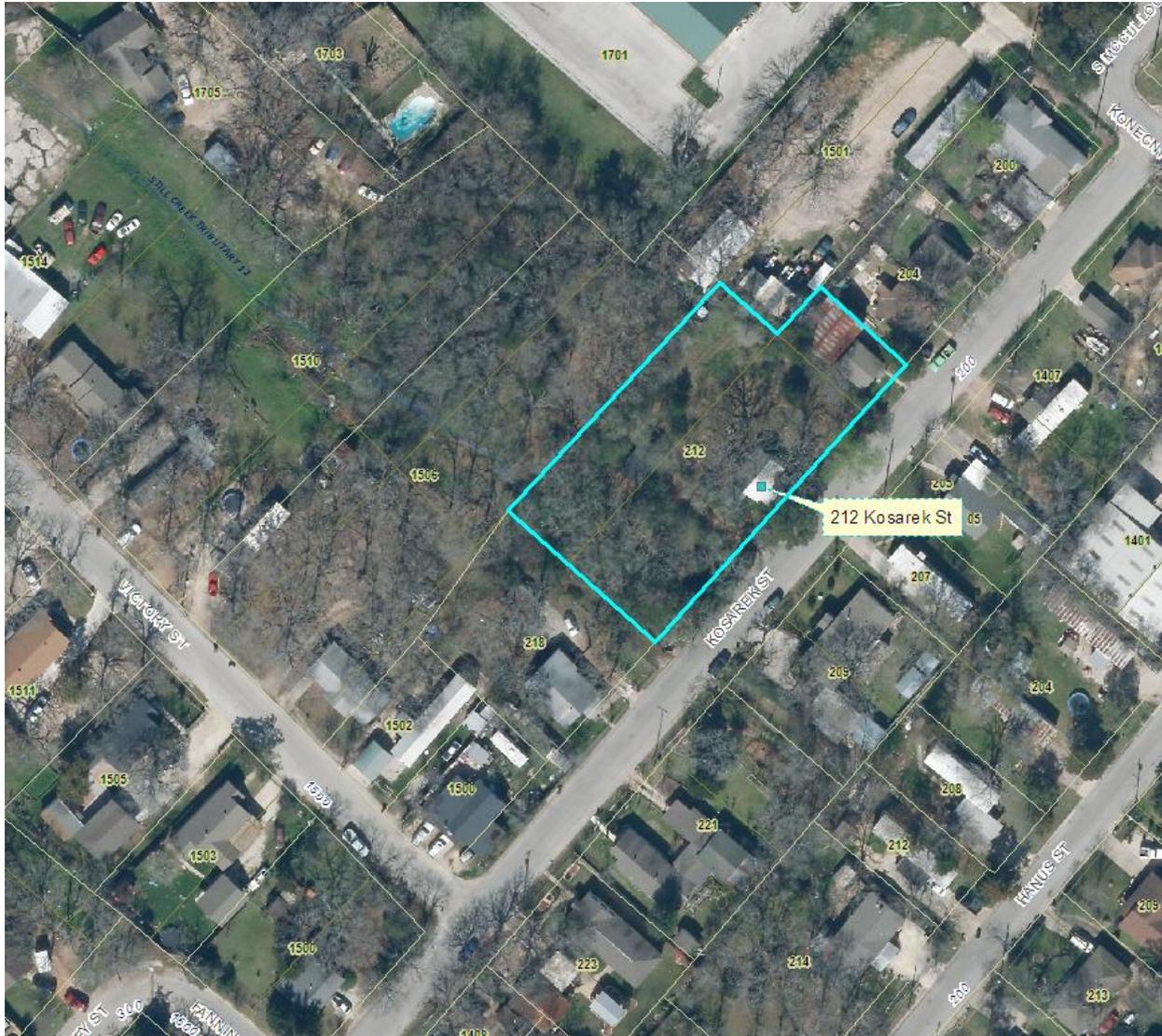


**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

October 27, 2014



Case # 2034 – 212 Kosarek Street



LEGAL DESCRIPTION: Hanus, Block 3, Lot 1 & 2
STRUCTURE(S): single-family residence, accessory structure
PROPERTY OWNER(S): Ramirez Benjamin Xavier (former owner: Hosak Emma)
**LIENHOLDER(S)/
MORTGAGEE(S):** none
ACTIVE UTILITIES: yes no **DISCONNECTED ON:** Mar. 30, 2009

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 28405
IMPROVEMENT VALUE: \$22,520 (2014)
YEAR BUILT: 1945
SF OF LIVING AREA: 874
CURRENT OWNER SINCE: 8/2/2014
PROPERTY TAXES OWED: \$0

BACKGROUND:

- On July 28, 2014, Commission ordered the building to be repaired within 90 days (obtain proper permits, receive inspection approvals and obtain Certificate of Occupancy), the accessory structure to be secured within 30 days, and to present an update at the October 2014 regular meeting.
- The property was purchased by Mr. Ramirez a few days after the Commission meeting, on August 2, 2014.
- The accessory structure has been secured.
- As of October 7, 2014, the following inspections have been approved:
 - Electrical Rough In 9-04-14
 - Building Framing 9-04-14
 - Building Insulation 9-08-14
 - Plumbing Final 9-04-14
- Repairs on the home are substantially complete; some final inspections are still needed.
- Framing and electrical repairs to the accessory structure were begun on October 21, 2014.
- Accessory structure needs adequate lighting with wall mounted switch and at least one GFI electrical outlet as well as overhead doors or other approved means of keeping the structure secured.
- City staff recommends allowing 45 more days for owner to complete final inspections on the house and complete framing repairs and electrical repairs to accessory structure.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



October 27, 2014

**Case #: 2034
Building Address: 212 Kosarek Street
Record Owner(s): Ramirez Benjamin Xavier**

The City's Chief Building Official has requested this Commission hearing to discuss the building and one 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 and accessory structure may be feasibly repaired in compliance with City ordinances.**

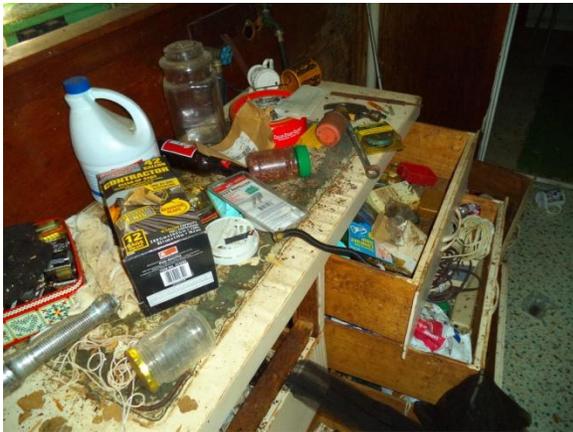
The City recommends that the Commission issue an order to the owner, lienholder, or mortgagee to:

- complete final inspections on the main structure so that a Certificate of Occupancy may be issued within 45 days.**
- repair the accessory structure, including framing and electrical repairs, within 45 days.**

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

- disconnect water and electric utilities to the building and accessory structure; 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: 06-11-14



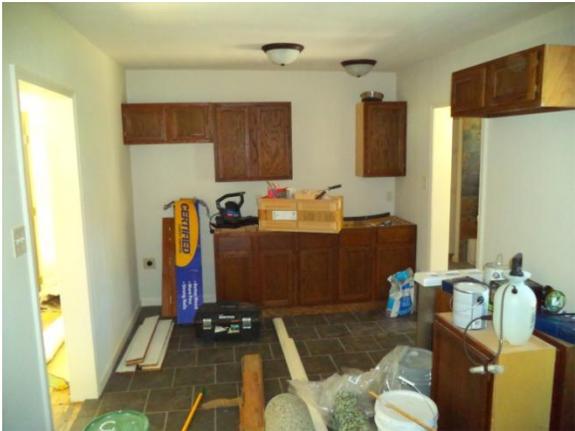


Detached Garage





Pictures 10-21-14







CITY OF BRYAN
The Good Life, Texas Style

Dangerous Structures Survey Report

Chief Building Official

Case # 2034

A. PROPERTY ADDRESS: 212 Kosarek Street, Hanus Block 3, Lot 1 & 2

B. SPECIFICATIONS: No. Rooms 84- 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

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?

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

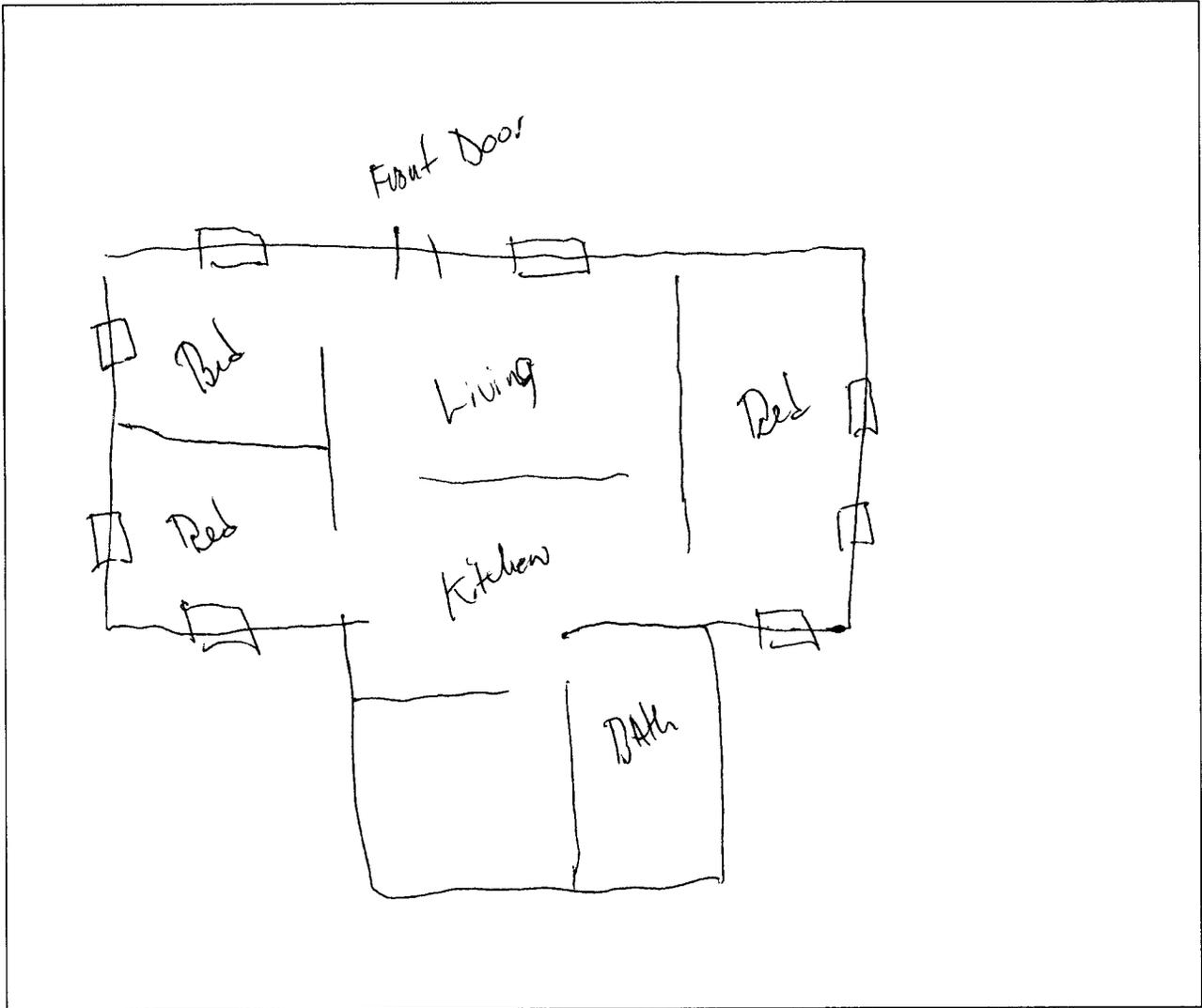
X 10. Is manifestly unsafe for the purpose for which it is being used or so as not to give reasonable protection from danger of collapse or fire because of:
X Defective materials
X Structural deterioration
X Interior walls or ceilings with holes, cracks or loose plaster
Main structure? X Accessory structure?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

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

COMMENTS

- Damaged walls
- Damaged ceilings
- Damaged floors
- Electrical Issues
- Mold / Termite Issues

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.

Alin Lopez
Signature

Craig Tepora
Printed Name

6/19/14
Date



Dangerous Structures Survey Report

Fire Marshal

Case # 2034

A. PROPERTY ADDRESS: 212 Kosarek Street, Hanus Block 3, Lot 1 & 2

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

- 1 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% of the main structure is considered a loss.
I estimate that 100% 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
- 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
- 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
- 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
- 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
- X 07. The structure or a part thereof is in violation of the City's fire code.
Main Structure? X Accessory Structure? X

~~8~~ 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? 0 Accessory Structure? X

COMMENTS Soft Floors
Rotten walls

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

FRED TAYLOR / DEM

Printed Name/Title

6-11-17

Date