



**LEGAL DESCRIPTION:** Sunset Subdivision, Phase 2, Block 3, Lot 6

**STRUCTURE(S):** single-family residence

**PROPERTY OWNER(S):** Tess Keaton

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

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

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

**PROPERTY ID:** 44695  
**IMPROVEMENT VALUE:** \$21,750.00 (2014)  
**YEAR BUILT:** 1950  
**SF OF LIVING AREA:** 768  
**CURRENT OWNER SINCE:** 2007  
**PROPERTY TAXES OWED:** \$1,427.58 (total)  
\$493.62 (2012)  
\$933.96 (2013)

**BACKGROUND:**

- On February 13, 2013, the Public Works Call Center received a complaint that the person living in the house at 1010 W. 17<sup>th</sup> Street has no running water, that the home was dirty, and that there was little upkeep on the property.
- A check on utility records showed no active utilities (water, electricity) since December 2010 at that time.
- City staff from Building Services and Fire Department made contact with the tenant and went over repairs needed and permits required (Plumbing and Electrical).
- No permits were ever obtained.
- In a follow-up inspection in the summer of 2014, the house appeared occupied and utilities were now on.
- In several discussions with the owner of the house, the owner has not provided plans or estimates for repairs.
- On July 28, 2014 the owner relayed to City staff that the current tenant did not have permission to live in the house and they have been unsuccessful in getting the house vacated.

**ATTACHMENTS:**

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

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**October 27, 2014**

**Case #: 2049**

**Building Address: 1010 W 17<sup>th</sup> Street**

**Record Owner(s): Tess Keaton**

**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 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.**

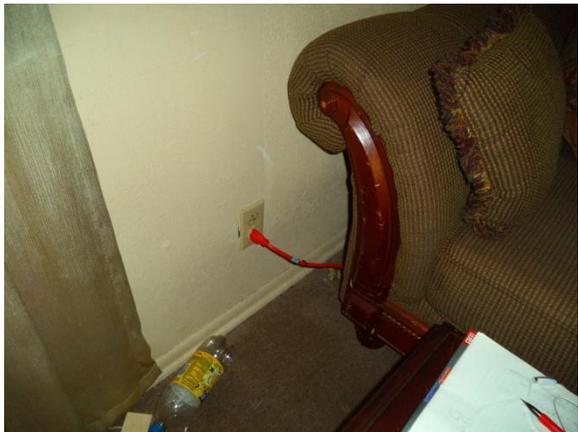
**The City recommends that the Commission orders that the City may:**

- disconnect water and electric utilities to the building; and**
- 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: 09-04-14









CITY OF BRYAN  
The Good Life, Texas Style™

# Dangerous Structures Survey Report

Chief Building Official

Case #2049

A. PROPERTY ADDRESS: 1010 W. 17<sup>th</sup> Street, Sunset PH 2, Block 3, Lot 6 768 S.F. \$21,750

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 1950
- 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? \_\_\_

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  
\_\_\_ Structural deterioration  
X Interior walls or ceilings with holes, cracks or loose plaster  
Main structure? X Accessory structure? \_\_\_

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

COMMENTS (1) DAMAGED SIDING - LOOSE SIDING OR MISSING SIDING

(2) MISSING LIGHT FIXTURES - OPEN ELECTRICAL BOXES

(3) ELECTRICAL WORK WITHOUT PERMITS (4) PLUMBING WORK

WITHOUT PERMITS (5) SHEET ROCK REPAIRS - SOME OPEN

FRAMING (6) MISSING COVERS AT OUTLETS & SWITCHES

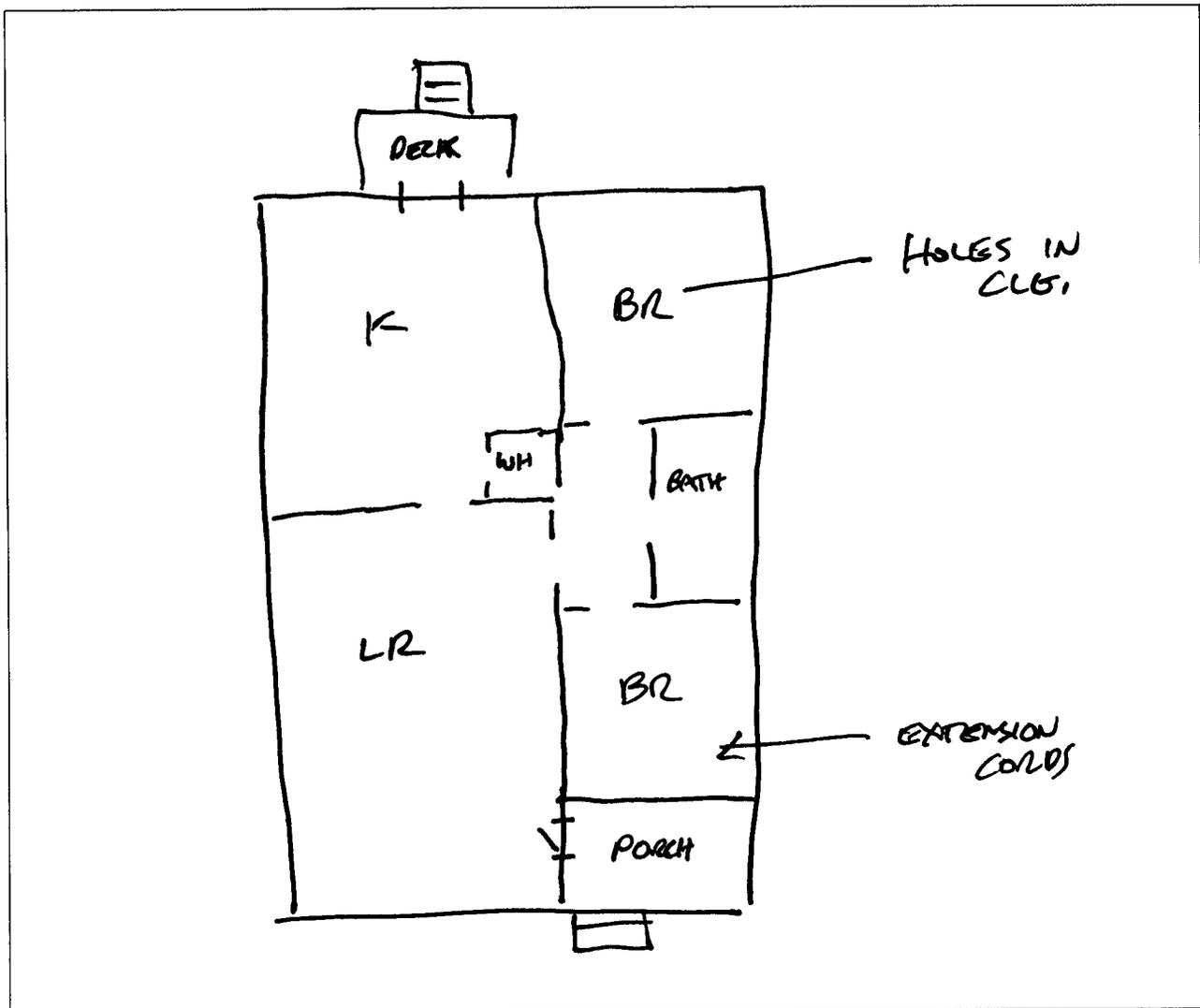
(7) NO SKIRTING (8) OPEN SEWER PIPES? (9) EXTENSION

CORPS (10) NO ATTIC INSULATION (11) NEED TO CHECK

WALL FRAMING AT NORTH & SOUTH WALLS - WALLS OUT

OF PLUMB.

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 #2049

A. PROPERTY ADDRESS: 1010 W. 17<sup>th</sup> Street, Sunset PH 2, Block 3, Lot 6

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

COMMENTS Open wires

Leaking Sink

unpermitted wiring + construction

Previous inspection of this structure showed it to be vacant, no power, holes in floors and walls  
The repairs have been accomplished without permit or inspection

My recommendation is open walls to reveal repairs, permit and bring to code - OR DEMO  
NOT SURE IT CAN BE BROUGHT TO CODE FOR ITS VALUE

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.



Signature

FRED TAYLOR / DFM

Printed Name/Title

9-5-14

Date