

LEGAL DESCRIPTION: Stovall, Block 3, Lot 5
STRUCTURE(S): single-family residence, accessory structure
PROPERTY OWNER(S): Silvia Arriola
**LIENHOLDER(S)/
MORTGAGEE(S):** Larry Gilbert Sr. & Terri Gilbert
ACTIVE UTILITIES: yes no **DISCONNECTED ON:** August 22, 2013

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 99042
IMPROVEMENT VALUE: \$23,290 (2014)
YEAR BUILT: 1950
SF OF LIVING AREA: 1,008
CURRENT OWNER SINCE: 2013
PROPERTY TAXES OWED: \$0

BACKGROUND:

- Assistant Fire Marshal found the home vacant, unsecured, and in need of repairs in March of 2014.
- During its regular meeting on October 27, 2014, the Commission voted to issue an order to repair the building and accessory structure within 150 days and to show compliance with the repair order during the January 2015 Commission meeting.
- City staff met with owner and went over repairs/permits/inspections needed on November 3, 2014.
- The owner obtained the building permit on November 4, 2014.
- Building framing inspection was approved on January 20, 2015.
- Reminder notices that property would be going back to the Building and Standards Commission were mailed to the listed property owner on January 23, 2015.
- There are 60 days remaining to finish repairs, framing and foundation repairs where extensive and may have delayed the repairs somewhat.
- A plumbing permit was obtained on March 27, 2015, however no inspections have been called in as of April 8, 2015.
- Staff attempted to contact owner on April 10, 2015 for updates. Updated photos were taken of work progressing on exterior and interior of the home.
- A reminder letter that the case is scheduled for updates to during the Building and Standards Commission meeting in April 27, 2015 was mailed on April 7, 2015.
- Staff contends that while much progress had been made, the property is not currently in compliance with the Commission's order of October 27, 2014. However, since the owner has been actively working on making repairs and has engaged plumber and an electrician who are making progress, staff recommends that the Commission issue a new repair order, to allow for repairs to continue and for this property to be rehabilitated. **Please refer to page 5 and 6 of this report.**

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



April 27, 2015

Case #: 2056

Building Address: 1611 W. 28th Street

Record Owner(s): Silvia Arriola

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 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:

Repair the buildings within 120 days, in accordance with the schedule below:

<u>Deadline</u>	<u>Task</u>
30 Days	Plumber and electrician to complete electrical and plumbing rough in/top outs. Have mechanical contractor obtain mechanical permit for exhaust fans, and mechanical systems if installing central heat and air.
60 Days	Complete framing and call for framing inspection. Complete insulation in walls and ceiling and call for framing inspection.
120 Days	Completer all exterior work. Complete all interior work and call for all final inspections. Complete all repairs to accessory structure. Obtain a new certificate of occupancy.

appear before the Commission during its regularly scheduled meetings in August 2015 to demonstrate compliance with the time schedule, until the preceding orders have been fulfilled.

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

- disconnect water and electric utilities to the building and/or 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.**

Updated Pictures 4-10-15



Electrical service has been installed



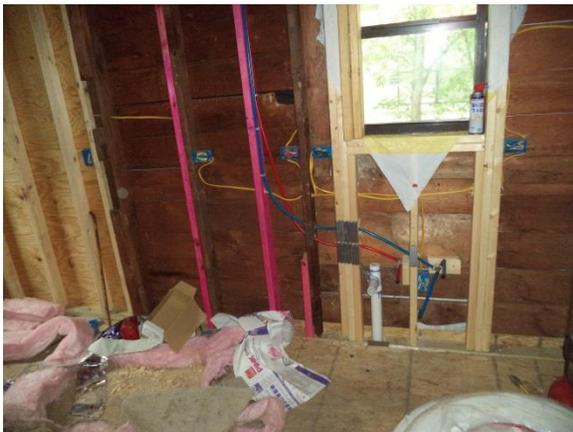
Yard line plumbing has been installed



Gas yard line has been installed



Electrical rough in has been done



Electrical and plumbing rough in



Plumbing for new bath room

Updated Pictures 2-5-15



Rear of Building New fiber cement siding and energy code compliant windows



Front of house



Side view

PICTURES: 09-04-14





Storage Building





CITY OF BRYAN
The Good Life, Texas Style

Dangerous Structures Survey Report

Chief Building Official

Case #2056

A. PROPERTY ADDRESS: 1611 W 28th Street, Stovall, Block 3, Lot 5 **1450 23, 290**

B. SPECIFICATIONS: No. Rooms 6 No. Stories 1 No. Structures 2

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?

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

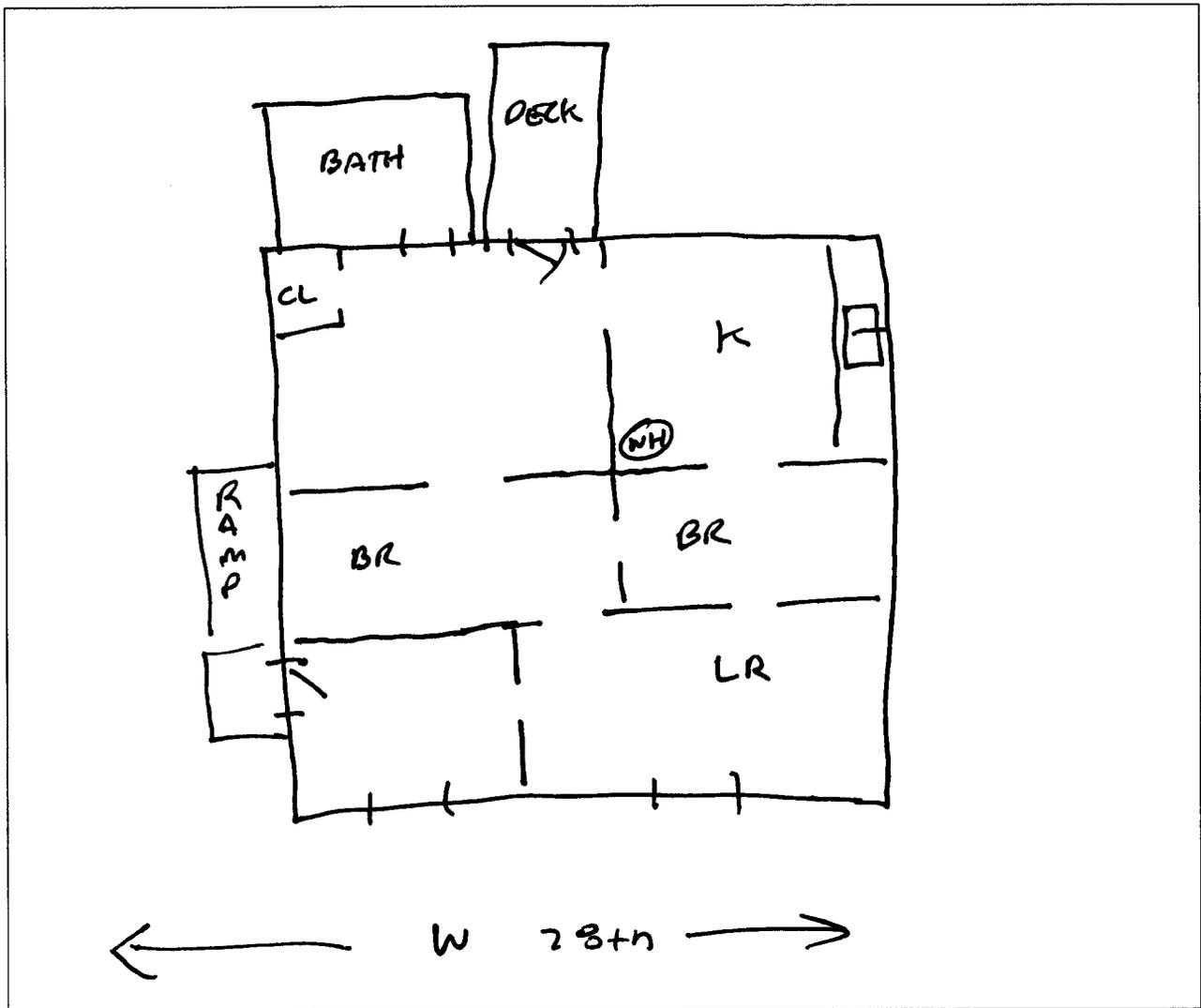
X 09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
X Holes or cracks in the floor, exterior wall or roof
X Loose, rotten, warped or protruding boards
Main structure? X Accessory structure? X

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
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? Accessory structure? X

COMMENTS (1) SHED UNSECURED (2) OSB SIDING ON HOUSE - NOT WEATHER RESISTANT (3) ROOF OVERHANG & FINISH DAMAGE / ROTTEN EAVES (4) NO GFI IN BATH / KITCHEN (5) DAMAGED INTERIOR FINISHES (6) NO HEATING SYSTEM (7) UN-LEVEL FLOORS / GAPS HOLES IN FLOORS (8) DAMAGED WINDOWS (9) GAPS AROUND FRONT DOOR (10) INADEQUATE SHEETROCK REPAIR (11) LIGHT FIXTURES WITH NO COVERS (12) FLUE LOOSE ON WATER HEATER - WATER HEATER NOT CONNECTED (13) GAS VENT MISSING (14) WATER HEATER NOT INSTALLED TO CODE (15) NO PAVED 1/2 DRIVE WAY (16) LANDINGS / STEPS DAMAGED / NOT TO CODE - ROT

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 #2056

A. PROPERTY ADDRESS: 1611 W 28th Street, Stovall, Block 3, Lot 5

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

electrical issues

mold/mildew

Rotten soffits

windows broken missing

plumbing damage

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.

 FRED TAYLOR / DFM 9.5.14

Signature Printed Name/Title Date