BUILDING AND STANDARDS COMMISSION
STAFF REPORT

April 27, 2015

CITY OF BRYAN

Case # 2095 – 500 Waco Street

LEGAL DESCRIPTION: Legion, Lot 5 & 6

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

PROPERTY OWNER(S): Broussard Barbara, Jean

LIENHOLDER(S)/ MORTGAGEE(S): none

ACTIVE UTILITIES: ☐ yes ☒ no **DISCONNECTED ON:** not avail.

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID:	31382
IMPROVEMENT VALUE:	$8,850
YEAR BUILT:	1940
SF OF LIVING AREA:	884
CURRENT OWNER SINCE:	3/20/2008
PROPERTY TAXES OWED:	$179.87 (2012-2013)

BACKGROUND:

- The house was found unsecured in August of 2012 by Fire and Police Departments. The owner was notified.
- Mr. Frederick Robertson notified the City in early 2013 that he was the in control of the property and, after meeting with staff, Mr. Robertson agreed to obtain permits and repair the structure.
- A building permit was issued for repairs in March 2013, however, work stopped after some foundation repairs and the permit expired without any City inspections.
- The structure was found in a dilapidated state in early 2015, so the structure was scheduled for consideration by the Building and Standards Commission.
- Notice that the property would be schedule for consideration by the Building and Standards Commission were mailed to the listed property owner on February 3, 2015 and March 26, 2015.
- The Chief Building Official personally contacted Mr. Robertson on March 3, 2015 to inform him that he would need to get complete estimates for all repairs, prepare a plan for repairs, and propose a timeline to finish all repairs.
- As of April 20, 2015, staff has not received any estimates or timelines for repair.

ATTACHMENTS:

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

BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION

April 27, 2015

Case #: 2095
Building Address: 500 Waco Street
Record Owner(s): Broussard Barbara, Jean

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:

☒ **<u>the building</u> 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 <u>may not</u> 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 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 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:

Front of house, porch roof on ground, open walls

Rear of house, open walls, damaged siding

Damaged interior finishes

Daylight visible around tub

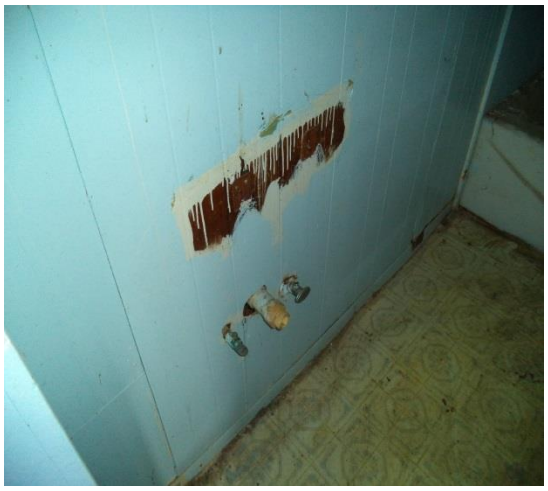
Damaged interior finishes

Unsecured damaged back door, holes in kitchen walls.

Electrical switch and outlets missing covers

Electrical panel

Exposed walls, rotten framing from exposure


Missing bath room lavatory

Kitchen – used for storage

Damaged interior ceiling finishes

Dangerous Structures Survey Report

Chief Building Official

Case #2095

A. **PROPERTY ADDRESS:** 500 Waco Street, Legion, Lot 5 & 6

B. **SPECIFICATIONS:** No. Rooms 5 No. Stories 1 No. Structures 1

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
X Residential/Single Family	____ Box	____ Occupied
____ Mixed Use	X Frame	X Vacant
____ Commercial	____ Masonry	X Open
____ Residential/Multi Family	____ Mobile Home	
____ Accessory Structure(s)		

C. **FINDINGS**

X 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? X 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? ____

X 03. The foundation or the vertical or horizontal supporting members are materially damaged or deteriorated. Main structure? X Accessory structure? ____

X 04. The non-supporting coverings of walls, ceilings, roofs, or floors are materially damaged or deteriorated. Main structure? X Accessory structure? ____

X 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? X Accessory structure? ____

X 06. The structure or any part thereof has inadequate means of egress as required by the city's building code. Main structure? X Accessory structure? ____

X 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:
X light
X ventilation
X sanitation facilities
Main structure? X 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___ 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___ 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___ 11. The building, structure, or a part thereof, is unsecured and open.
Main structure? __X___ Accessory structure? _____

COMMENTS: A building permit was obtained in 2013 for repairs, repairs were never completed and no inspections were called in. The permit expired without any inspections. 1). Unsecured front door, no back door, open wall in back. 2). Daulight – holes to exterior around bath tub 3). Rotten wall framing 4). Rotten subfloor 5). No insulation 6). Front porch roof is on the ground 7). Concrete front porch is no longer level and is lower than front door threshold (house was raised and re-leveled 8). Electrical panel is damaged and has missing blanks 9). Roof is waivy and has rotten areas 10). No paved driveway 11). House has been re-leveled and blocked, some foundation beams have been repaired 12). Some new interior sheetrock – covered framing without inspections

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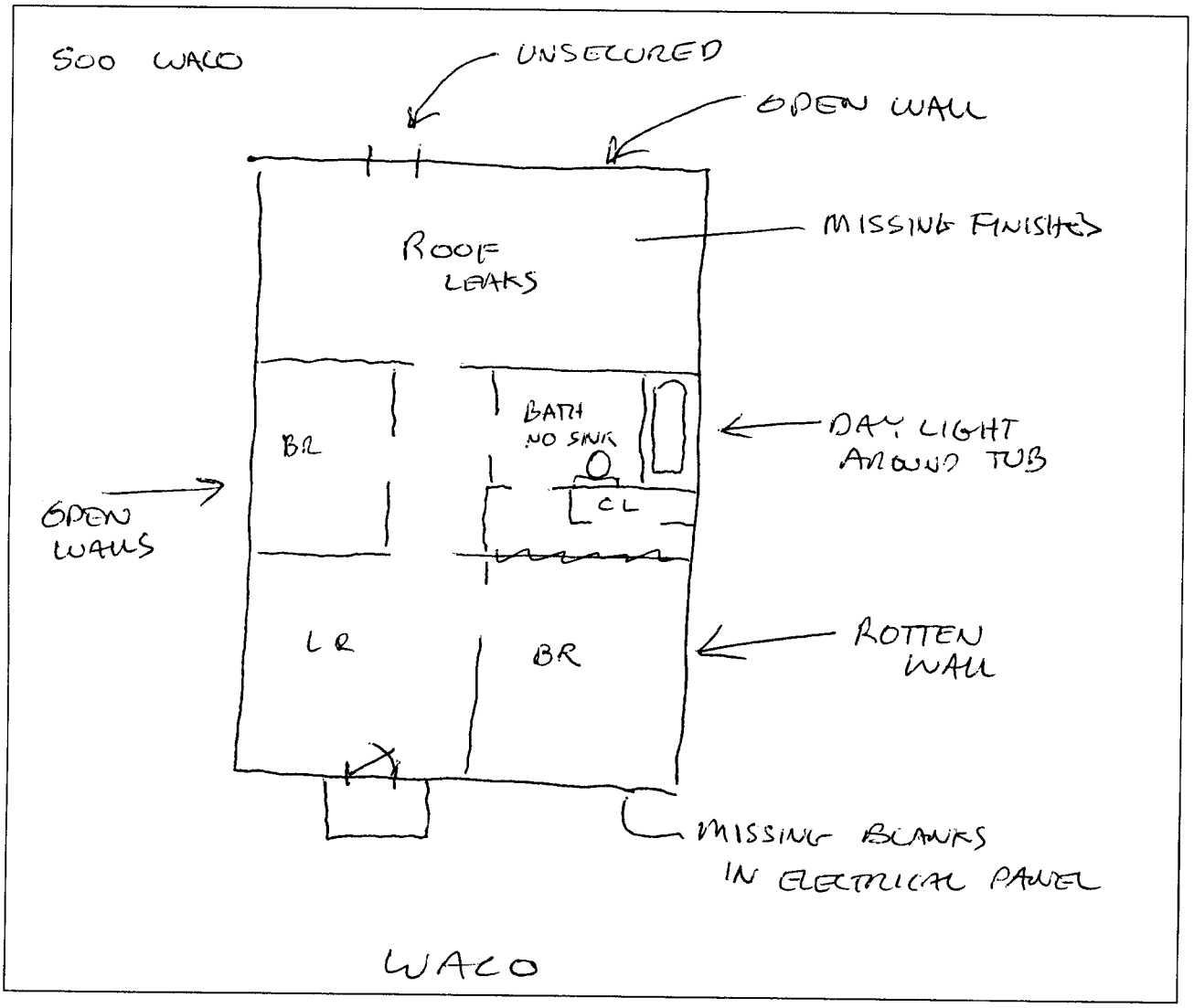
D. **FLOOR PLAN** (if necessary)



E. **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	Printed Name	Date
	Gregory S. Cox	3-4-15

Case # 2095

Dangerous Structures Survey Report

Fire Marshal

Case #2095

A. **PROPERTY ADDRESS:** 500 Waco Street, Legion, Lot 5 & 6

B. **SPECIFICATIONS:** No. Rooms_____ No. Stories 1 No. Structures 1

STRUCTURAL USE

- X Residential/Single Family
- ____ Mixed Use
- ____ Commercial
- ____ Residential/Multi Family
- ____ Accessory Structure

CONSTRUCTION

- ____ Box
- X Frame
- ____ Masonry
- ____ Mobile Home

OCCUPANCY

- ____ Occupied
- X Vacant
- X Open

C. **FINDINGS**

X 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.

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 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 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 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 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 07. The structure or a part thereof is in violation of the City's fire code.
Main Structure? X 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? _____

COMMENTS open wiring
open exterior 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	Printed Name/Title	Date
	Fred Taylor / DFM	3-3-15

Case # 2095