

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**April 27, 2015**



**Northcutt's Mobile Home Park - 1000 Alice Street #5, #6, and #9  
(Case #2096, #2097, and #2098)**



**LEGAL DESCRIPTION:** Thomas Heights, Block 6, Lot 8 & PTS of 6 & 7, Northcutt MHP

**STRUCTURE(S):**  single-family residences – manufactured homes

**PROPERTY OWNER(S):** CASE # 2096 (#5): Northcutt, Carmaleete Kochman  
CASE # 2097 (#6): Kearney, Frances Bailey  
CASE # 2098 (#9): Taplin, Bradley S.

The property on which these manufactured homes are located is owned by Northcutt, Carmaleete Kochman.

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

**ACTIVE UTILITIES:**

CASE # 2096 (#5):  yes  no **DISCONNECTED ON:** Current

CASE # 2097 (#6):  yes  no **DISCONNECTED ON:** Current

CASE # 2098 (#9):  yes  no **DISCONNECTED ON:** Current

**IMPROVEMENT VALUE(S) AND MANUFACTURED DATES FROM BRAZOS COUNTY APPRAISAL DISTRICT FOR 2014 TAX YEAR:**

CASE # 2096 (#5) \$950

CASE # 2097 (#6) \$2,550

CASE # 2098 (#9) \$1,730

**BACKGROUND:**

CASE # 2096 (1000 Alice Street #5)

- The home owner was notified in early 2015 that the mobile home park was no longer a park due to not having a license to operate as a park since 1994 and since the current park owner has not agreed to bring the property in compliance with the mobile home park ordinance.
- The structure was identified as being unsafe by the Fire Marshal and Chief Building Official.
- Staff tried to meet with the owner and inspect the interior of the structure, but owner declined. The owner informed City staff that she would be relocating to Hearne in the next few months, and while she had an agreement that the home was hers, she never obtained clear title to the home from the former owner who is deceased.
- The home was observed to have rotten walls and blocked back door and windows from an exterior inspection of the home.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission were mailed to the property owner on February 3, 2015 and March 26, 2015.

CASE # 2097 (1000 Alice Street #6)

- The home owner was notified in early 2015 that the mobile home park was no longer a park due to not having a license to operate as a park since 1994 and since the current park owner has not agreed to bring the property in compliance with the mobile home park ordinance.
- The structure was identified as being unsafe by the Fire Marshal and Chief Building Official.
- City staff contacted the owner, Ms. Kearney, on February 18, 2015. Even though City staff had an administrative search warrant, the owner declined allowing City staff to inspect the interior of the structure.
- The owner said she has been living in the home for about 20 years.
- On March 3, 2015, City staff obtained another administrative search warrant and made arrangements to inspect the interior of the home.
- City staff found the home to be occupied by tenants, not Ms. Kearney. The tenants advised staff that they were in the process of purchasing the home from Ms. Kearney.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission were mailed to the property owner on February 3, 2015 and March 26, 2015.

CASE # 2098 (1000 Alice Street #9)

- The home owner was notified in early 2015 that the mobile home park was no longer a park due to not having a license to operate as a park since 1994 and since the current park owner has not agreed to bring the property in compliance with the mobile home park ordinance.
- The structure was identified as being unsafe by the Fire Marshal and Chief Building Official.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission were mailed to the property owner on February 3, 2015 and March 26, 2015.

**ATTACHMENTS:**

1. staff recommendation for each case
2. pictures for each case
3. dangerous structures survey reports for each case

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**April 27, 2015**

**Case #:2096**

**Building Address: 1000 Alice Street #5**

**Record Owner(s): Northcutt, Carmaleete Kochman**

**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 subsections:**

- 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 manufactured home is too damaged to be safely moved from the property to another location.**

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:**

**CASE # 2096 (1000 Alice Street #5)**



Front of home



Roof damage/opening



Older tie down straps and running light, possibly pre-1976 mobile home



Front door with no landing or code approved steps  
Windows blocked with a/c units and plywood



Damaged to front door, no code approved steps or landing, structural framing rotten



Majority of windows are blocked



Power pole is leaning, conduit buckling at bottom of electrical panel



Crank out window no longer sills, foam spray used to seal, illegal outdoor storage



Left side of house, fiberglass steps and landing blocks back door from opening, more blocked windows, damaged siding and skirting.



Blocked and damaged back door.



# Dangerous Structures Survey Report

Chief Building Official

Case #2096

A. **PROPERTY ADDRESS:** 1000 Alice Street#5, Northcutt Mobile Home Park

B. **SPECIFICATIONS:** No. Rooms 3-4 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?

- 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? \_\_\_\_\_
- 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:  
  - \_\_\_\_\_ Defective materials
  - \_\_\_\_\_ Structural deterioration
  - \_\_\_\_\_ Interior walls or ceilings with holes, cracks or loose plaster
Main structure? \_\_\_\_\_ Accessory structure? \_\_\_\_\_
- \_\_\_\_\_ 11. The building, structure, or a part thereof, is unsecured and open.  
Main structure? \_\_\_\_\_ Accessory structure? \_\_\_\_\_

**COMMENTS:** Owner would not allow entry, stated she did not have clear title and would move out in next month or so. 1). Roof and siding damage 2). Damage at front roof from tree 3). Trash and debris around structure – illegal outdoor storage 4). Appears to be pre-1976 mobile home 5). Landings and step at front door does not meet code - owner using CMU blocks for steps 6). Loose walls around windows – wall framing is rotten 7). Majority of windows are boarded up or blocked by HVAC window units 8). Front door is damaged, rotten at bottom. 9). Owner is using towel to block gap at bottom of front door 10). Framing around front door is rotten 11). Electrical conduit under exterior electrical disconnect panel is bent 12). Back door has damage 13). Back door is blocked by fiberglass steps/landing that is too high – higher than bottom of door 14). Damaged exterior light fixtures 15). Loose, missing, or damaged crawl space skirting

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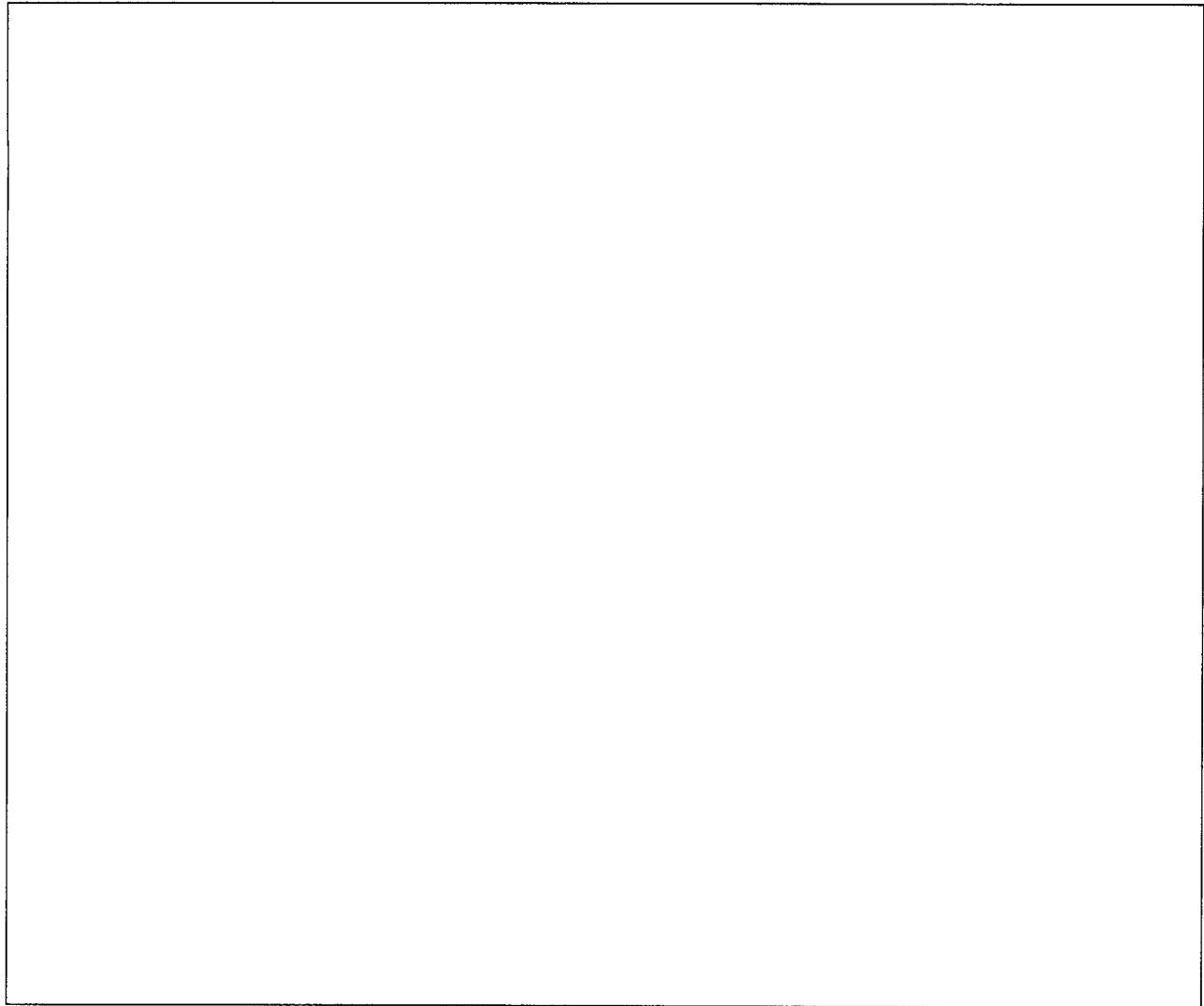


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**D. FLOOR PLAN (if necessary)**



**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.   X   Be vacated OR \_\_\_ 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

GREGORY S. COX  
Printed Name

3-9-15  
Date



CITY OF BRYAN  
The Good Life, Texas Style

# Dangerous Structures Survey Report

Fire Marshal

Case #2096

A. **PROPERTY ADDRESS:** 1000 Alice Street#5, Northcutt Mobile Home Park

B. **SPECIFICATIONS:** No. Rooms \_\_\_\_\_ No. Stories 1 No. Structures \_\_\_\_\_

**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 25% 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?     

COMMENTS Soft walls  
Roof being displaced by tree  
open exterior siding  
walls out of plumb

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. X Be vacated OR      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]  
Signature

Fred Taylor / ASM  
Printed Name/Title

3-8-15  
Date

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**April 27, 2015**

**Case #: 2097**

**Building Address: 1000 Alice Street #6**

**Record Owner(s): Kearney, Frances Bailey**

**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 subsections:**

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- 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 manufactured home may be safely moved from the property to another location.**

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

- vacate the building within 30 days.
- demolish/remove the building 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:**

**CASE # 2097 (1000 Alice Street #6)**



Front of home, storage compartment under front Section of home is missing the floor and has rotten or damaged structural members



Left side of home, some windows blocked by a/c units or plywood.



Storage compartment – damaged framing/floor



Walls are rotten around windows due to A/C condensation



Damaged skirting, plumbing repairs made without permits or inspections.



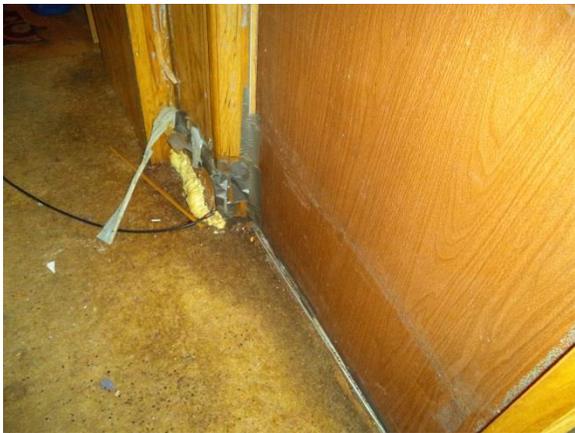
Damaged skirting, no landing or steps at back door.



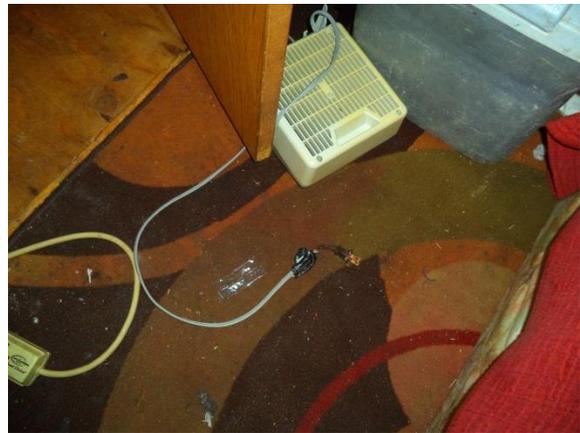
Damaged interior finishes from roof leaks



Extensive use of extension cords and multi-plug adaptors



Wall damage/rot around back door.



The factory heating system no longer works per tenants, here is a plug in electric space heater with spliced power cord.



Damaged light fixture, evidence of roof leaks



Illegal outdoor storage



# Dangerous Structures Survey Report

Chief Building Official

Case #2097

A. **PROPERTY ADDRESS:** 1000 Alice Street#6, Northcutt Mobile Home Park, Lot 6

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

**STRUCTURAL USE**

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

**CONSTRUCTION**

- Box
- Frame
- Masonry
- Mobile Home

**OCCUPANCY**

- 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 AND 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? \_\_\_\_\_
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:  
 Defective materials  
 Structural deterioration  
 Interior walls or ceilings with holes, cracks or loose plaster  
Main structure?  Accessory structure? \_\_\_\_\_
- \_\_\_\_\_ 11. The building, structure, or a part thereof, is unsecured and open.  
Main structure? \_\_\_\_\_ Accessory structure? \_\_\_\_\_

**COMMENTS:** 1). 1979 manufactured Home 2). Rotten walls around exterior doors and windows. 3). Rotten framing and missing subfloor in storage compartments at front of home. 4). Some windows boarded up or blocked by window HVAC units, all but one of the bedrooms have the only window blocked by window HVAC units. 5). Back door is damaged, and no landing, steps or handrails. 6). Light fixture at back door is damaged 7). Front landing needs repairs, steps are loose or worn, and are missing handrails. Landing does not have code compliant guardrails. 8). Crawl space skirting is loose, damaged or missing in some areas. 9). Some plumbing repairs have been made without permits at or near water service. 10). Water heater is missing cover on electrical thermostat, 11). Heavy use of extension cords and plug in electric heaters 12). Evidence of roof leaks. 13). No smoke detectors. 13). Exposed electrical outlet, exposed wiring. 14). Loose electrical outlets and switches 15). Exposed wiring 16). Loose or damaged light fixtures 17). Soft floors 18). Missing blanks at electrical panel. 19). Damaged windows 20). Illegal outdoor storage

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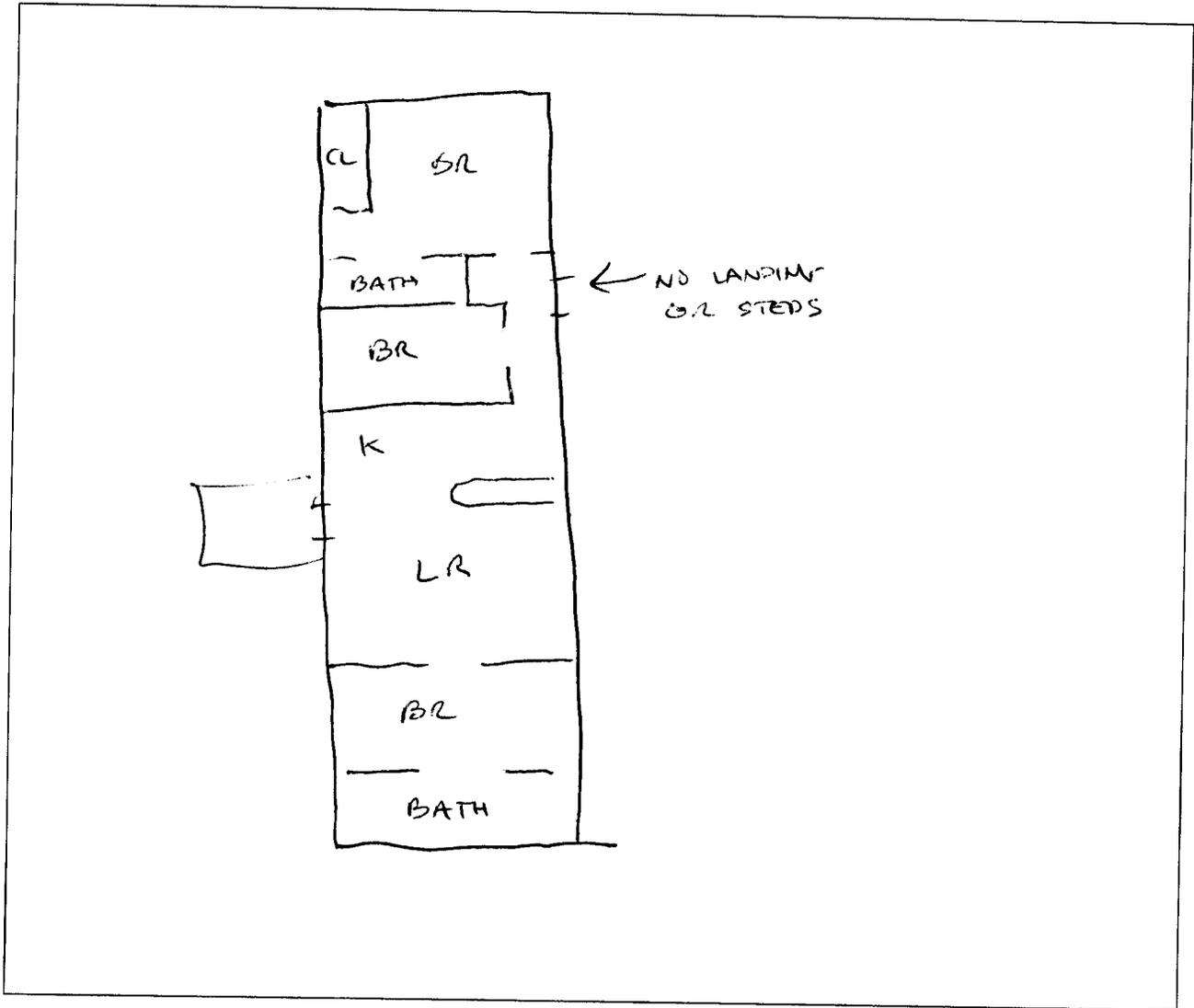


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D. FLOOR PLAN (if necessary)



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.   X   Be vacated OR \_\_\_ 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.

*Gregory S. Cox*  
Signature

GREGORY S. COX  
Printed Name

3-9-15  
Date



# Dangerous Structures Survey Report

Fire Marshal

Case #2097

A. PROPERTY ADDRESS: 1000 Alice Street#6, Northcutt Mobile Home Park, Lot 6

B. SPECIFICATIONS: No. Rooms \_\_\_\_\_ No. Stories 1 No. Structures \_\_\_\_\_

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 80% 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?

COMMENT: open wiring  
illegal/unpermitted wiring  
soft floors  
Rotten Door Jams  
Soft walls  
Blocked egress  
no smoke/CO detection  
elec issue determined by extension cords  
running through out

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 / DEM  
Printed Name/Title

3-3-15  
Date

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**April 27, 2015**

**Case #: 2098**

**Building Address: 1000 Alice Street #9**

**Record Owner(s): Taplin, Bradley S.**

**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 subsections:**

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- 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 manufactured home may be safely moved from the property to another location.**

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

- ☒ vacate the building within 30 days.
- ☒ demolish/remove the 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:**

**CASE # 2097 (1000 Alice Street #9)**



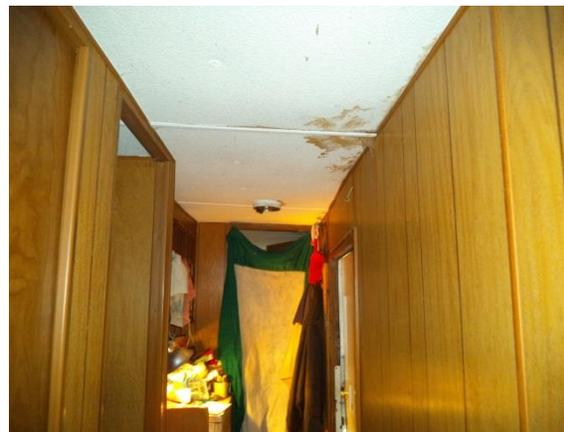
Front of home, tarps/windcreens over windows



Right side of home, tarps over windows, damaged Skirting.



Evidence of roof leaks



Ceiling finish damage, damaged light fixture



Rear bedroom, particle board subfloor under carpet has deteriorated away.



1950's style fuse box, no dead front cover.



Damaged front door



Front porch roof not built to code



Rear of home, damaged skirting, crank out bedroom windows do not meet today's standards for emergency egress or rescue.



Electrical panel/ disconnect is blocked by fencing and vines, fire department would not have easy access to disconnect home in an emergency.



CITY OF BRYAN  
The Good Life, Texas Style.

# Dangerous Structures Survey Report

Chief Building Official

Case #2098

A. **PROPERTY ADDRESS:** 1000 Alice Street#9, Northcutt Mobile Home Park, Lot 9

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

**STRUCTURAL USE**

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

**CONSTRUCTION**

- Box
- Frame
- Masonry
- Mobile Home

**OCCUPANCY**

- 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 AND 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:

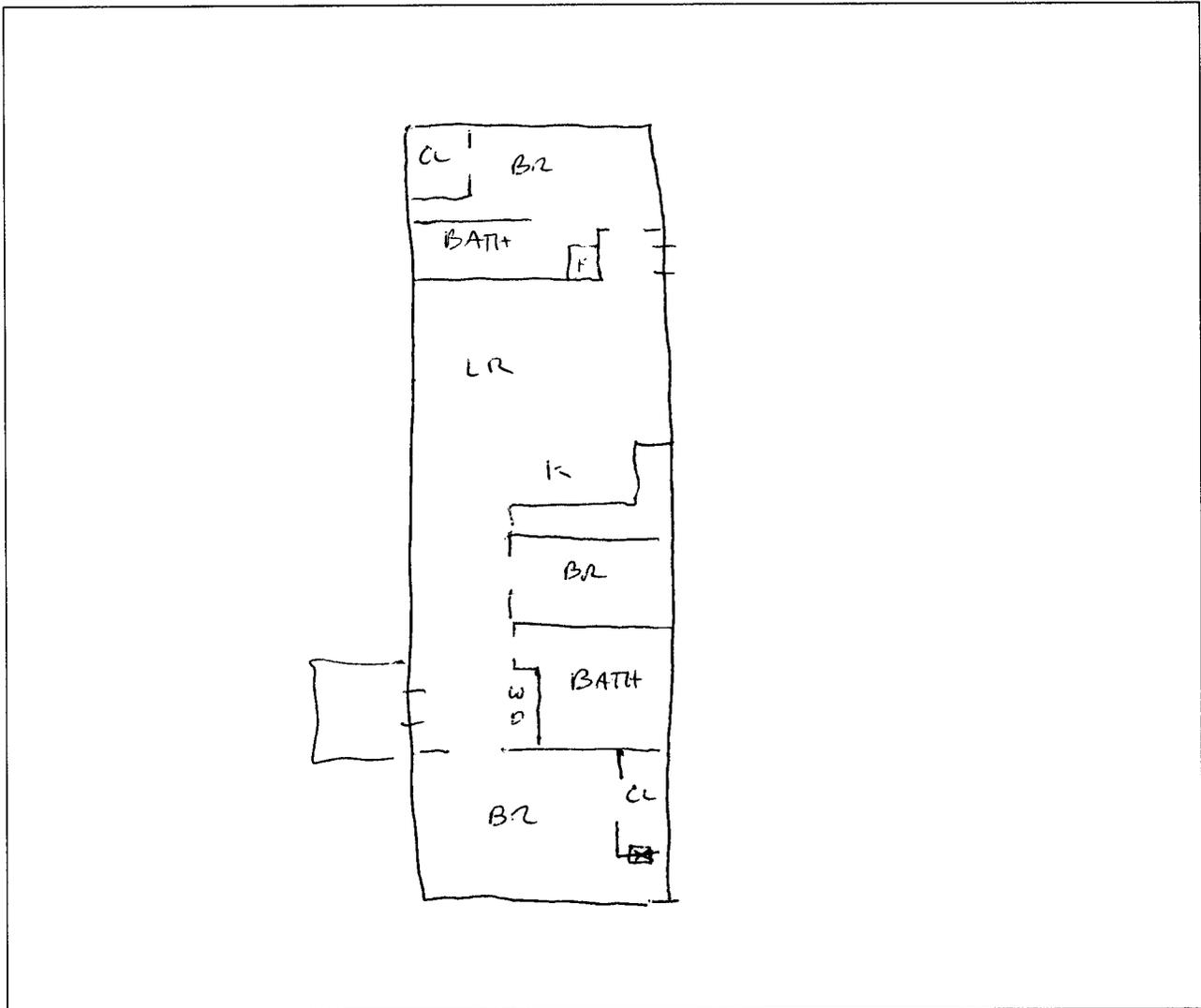
- light
- ventilation
- sanitation facilities

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?
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:  
 Defective materials  
 Structural deterioration  
 Interior walls or ceilings with holes, cracks or loose plaster  
Main structure?  Accessory structure?
11. The building, structure, or a part thereof, is unsecured and open.  
Main structure?  Accessory structure?

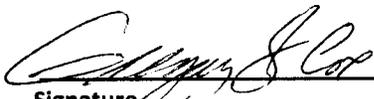
**COMMENTS:** 1). Exterior windows are covered by tarps or wind screens at exterior 2). Extension cords 3). Evidence of roof leaks 4). Back bedroom – subfloor is gone in some places 5). Rot around exterior windows and doors – rotten framing 6). No central heating system, owner using plug in heaters or stove to warm house 7). Damaged interior light fixtures 8). Older style fuse box with glass screw in fuses - no metal cover over fuses 9) Front door is damaged 10). Landing at front door is damaged 11). Front porch roof framing does not meet code 12). Exterior electrical panel and disconnect are blocked by fence and vines – cannot open to get to main disconnect

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.  X  Be vacated OR \_\_\_ 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

GREGORY S. COX  
Printed Name

3-9-15  
Date



# Dangerous Structures Survey Report

Fire Marshal

Case #2098

A. PROPERTY ADDRESS: 1000 Alice Street#9, Northcutt Mobile Home Park, Lot 9

B. SPECIFICATIONS: No. Rooms \_\_\_\_\_ No. Stories 1 No. Structures \_\_\_\_\_

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 20% 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? \_\_\_\_\_

