

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

April 27, 2015



Case # 2099 – 2828 W. SH-21 #70



LEGAL DESCRIPTION: Bryan Country Village, Space 70, SER# TWITXIS2792, HUD# TEX0279748

STRUCTURE(S): single-family residence
 accessory structure

PROPERTY OWNER(S): Castillo, Jose; Castillo, Estella

The property on which this manufactured home is located is owned by Country Village MHC Limited Partnership, Richard M Nodel .

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

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** no record

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 72452
IMPROVEMENT VALUE: \$2,720
YEAR BUILT: 1983
SF OF LIVING AREA: 1008
CURRENT OWNER SINCE: 4/20/1984
PROPERTY TAXES OWED: \$42.34 (2011)

BACKGROUND:

- The Police Department notified the Chief Building Official that the home was unsecured in late 2014.
- The manufactured home park manager informed that the home has not been occupied in some time but that owner pays rent each month.
- The Interior of the home is full of trash, debris, furniture, clothes, etc.
- There is evidence of pest infestation, and home appears to be abandoned due to possible hoarding issues.
- A letter was sent to owner of the manufactured home on January 15, 2015, advising that there has been hold put on the utilities
- Notices that the property would be scheduled for consideration by the Building and Standards Commission were mailed to the owner of the manufactured home on February 3, 2015 and March 26, 2015.
- The owner has been non-responsive to City notices and City staff had to secure the home several times.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



April 27, 2015

**Case #: 2099
Building Address: 2828 W. SH-21 #70
Record Owner(s): Castillo, Jose; Castillo, Estella**

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 the 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 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 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:

- demolish/remove the building and accessory structure within 30 days.**

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

- disconnect water and electric utilities to the building;**
- secure the structures, 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:



Front of home, lot 70 in County Village MHP



Interior full of trash and debris, rotten floors



Rotten food in bags hanging from ceiling



More trash and debris



Kitchen is non functional/accessible



Evidence of roof leaks



Bedroom



Ceiling finishes missing in bedroom



Damaged wall and electrical with mold



Open walls, missing finishes



Bathrooms are not usable



Missing ceiling finish in bath



Accessory storage structure-unsecured



Items stored inside accessory storage structure



Dangerous Structures Survey Report

Chief Building Official

Case #2099

A. PROPERTY ADDRESS: 2828 W SH21#70, Bryan Country village, Space 70

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
- 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?

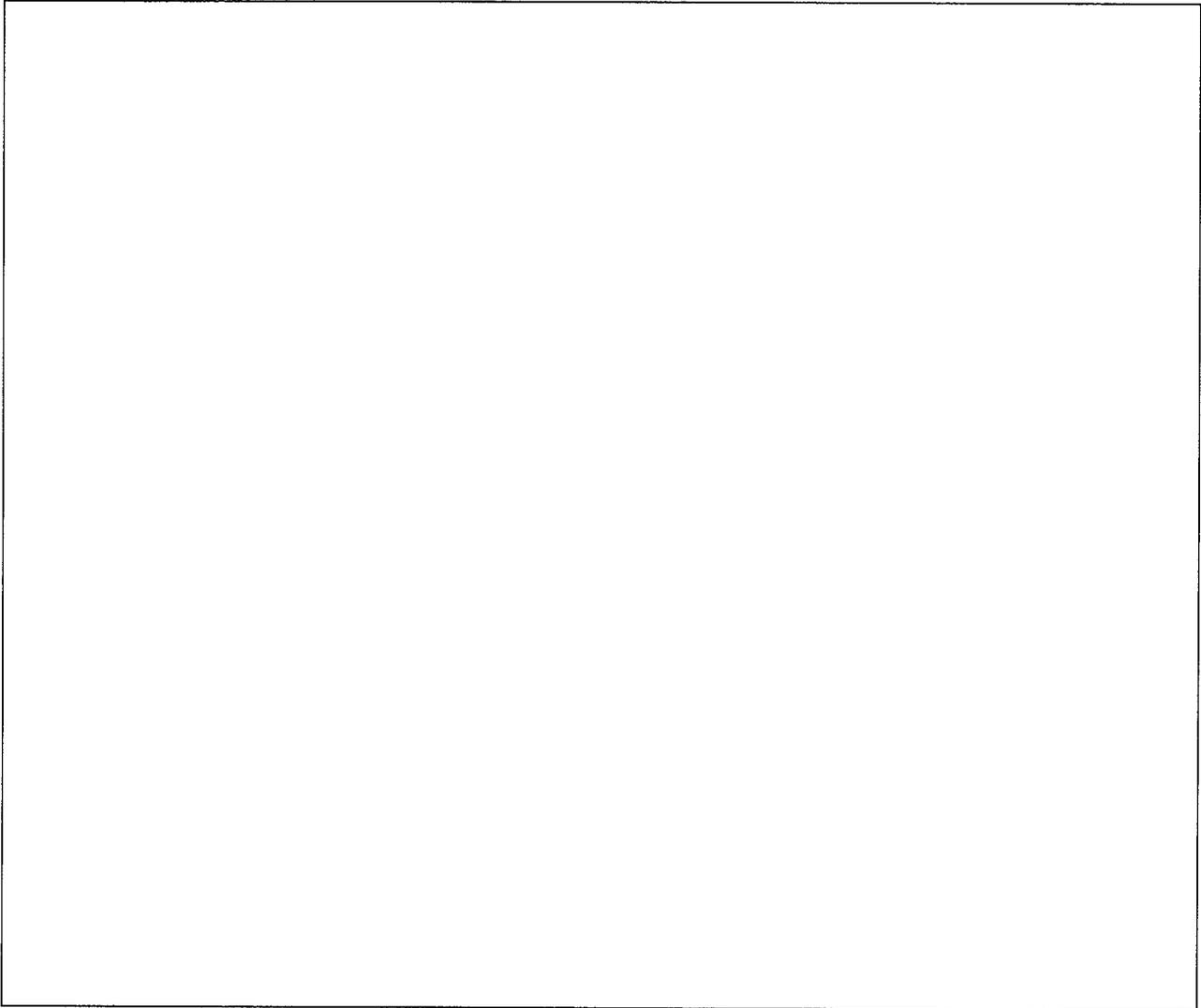
06. The structure or any part thereof has inadequate means of egress as required by the city's building code. Main structure? Accessory structure?

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?

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.


Signature

GREGORY S. COX
Printed Name

3-9-15
Date



Dangerous Structures Survey Report

Fire Marshal

Case #2099

A. PROPERTY ADDRESS: 2828 W SH21#70, Bryan Country village, Space 70

B. SPECIFICATIONS: No. Rooms _____ No. Stories 1 No. Structures _____

STRUCTURAL USE

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

CONSTRUCTION

- Box
- Frame
- Masonry
- Mobile Home

OCCUPANCY

- 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 50% 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 open wiring
soft floors
no smoke detectors

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 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 / DSM
Printed Name/Title

3-3-15
Date