

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**April 27, 2015**



**Case # 2102 – 2012 Avenue A**



**LEGAL DESCRIPTION:** Jones-Brock, Block C, Lot 7 & 8

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

**PROPERTY OWNER(S):** Sanchez, Elsea (Alicia)

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

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

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

**PROPERTY ID:** 30177  
**IMPROVEMENT VALUE:** \$0  
**YEAR BUILT:** 1945  
**SF OF LIVING AREA:** 576  
**CURRENT OWNER SINCE:** not available  
**PROPERTY TAXES OWED:** \$0

**BACKGROUND:**

- In December 2014, the Chief Building Official received concerns from the Police and Fire Departments about the vacant house on this property.
- Notice that the property would be schedule for consideration by the Building and Standards Commission were mailed to the property owner on February 3, 2015 and March 26, 2015
- City staff met with the property owner's son on April 8, 2015 and discussed options on repairing the structure and using it for storage.
- The owner's son said the house was moved onto the property in the 1980s but was never finished due to the lot does not have access to a street or city utilities. There is no paved road to the lot, and there is no water or sewer service available to the lot.

**ATTACHMENTS:**

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

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**April 27, 2015**

**Case #: 2102**

**Building Address: 2012 Avenue A**

**Record Owner(s): Sanchez, Elsea (Alicia)**

**The City's Chief Building Official has requested this Commission hearing to discuss the building and 1 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 structures 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 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 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:**

- secure the building from unauthorized entry within 30 days.**

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

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

- 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.**

**PICTURES:**



Accessory storage, owner's son said was used as a chicken coop. Appears to be used for storage.



Unfinished addition to main house



South side of accessory storage.



North side of house.



Material stored on site.



South side of house – front porch. Open ceiling.



Roof damage, overhang damaged.



items stored on front porch and under house



No landing at door, items stored under house



Unfinished interior, items stored inside – framing not to code



Roof damage, exterior not finished



Framing not to code. Unfinished interior.



# Dangerous Structures Survey Report

Chief Building Official

Case #2102

A. **PROPERTY ADDRESS:** 2012 Avenue A, Jones-Brock, Block C, Lot 7 & 8

B. **SPECIFICATIONS:** No. Rooms 4-5 No. Stories 1 No. Structures 2

**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 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  
 X  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?  X  Accessory structure?  X

**COMMENTS** 1), House was moved on the lot some years ago, there is no street or infrastructure to the lot, there is also a dilapidated shed on the lot used for storage. The house appears to be used for storage and is unfinished with a site built unfinished addition. There is also a lot of debris on the lot.

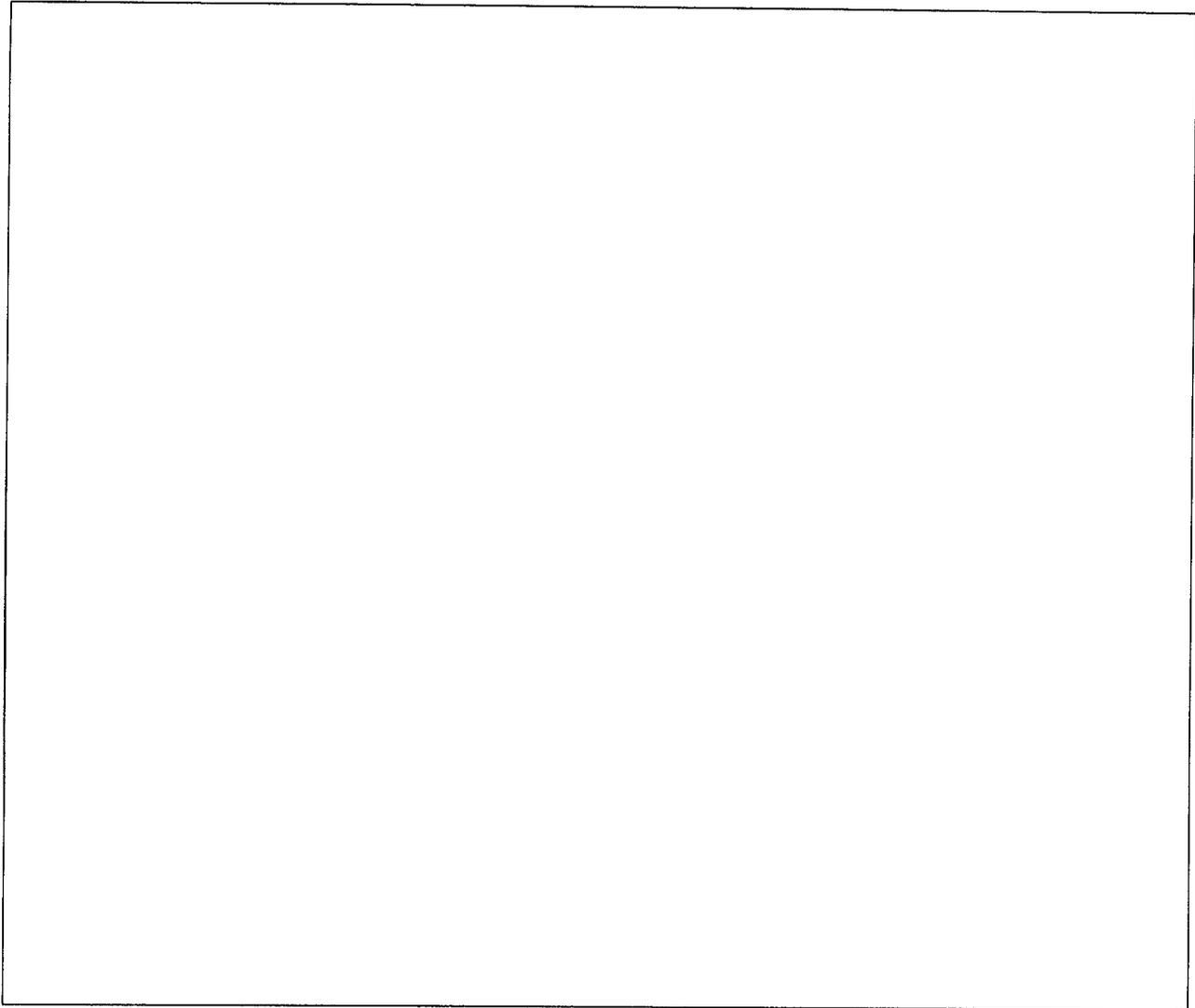
**Main house:**

No crawl space skirting, rotten steps, steps missing, house is on dried laid block (not an approved foundation), Porch ceiling is missing, porch floor is deteriorated, items stored on porch, broken windows, damaged overhangs, addition is on a slab foundation, rotten walls and roof, interior of house is full of storage but has open framed walls, does not appear to have wiring or plumbing, some framing is damaged, some roof and ceiling framing may not be adequate or meet current code

**Accessory storage:**

Open walls, dilapidated materials, roof is metal

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

3-16-15

Date



# Dangerous Structures Survey Report

Fire Marshal

Case #2102

A. PROPERTY ADDRESS: 2012 Avenue A, Jones-Brock, Block C, Lot 7 & 8

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 ~~100~~ % 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 wiring  
no vehicular access  
no plumbing  
Rotten soffit  
partial porch collapse

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 / DSM  
Printed Name/Title

3-3-15  
Date