

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

August 24, 2015



Case # 2121 – 1014 Dansby Street



LEGAL DESCRIPTION: Austin, Block 4, Lot 11

STRUCTURE(S): single-family residence
 accessory structure

PROPERTY OWNER(S): Barbee Hattie Mae

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

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** 1/27/2015

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 17507
IMPROVEMENT VALUE: \$23,560
YEAR BUILT: 1950
SF OF LIVING AREA: 720
CURRENT OWNER SINCE: 11/18/1986
PROPERTY TAXES OWED: \$1,922.16 (2013-2014)

BACKGROUND:

- In February 2015, Bryan PD requested that the Chief Building Official and Fire Marshal place a hold on utilities for inspections due to unsecured structure, condition of structure, and complaints of someone living in structure without utilizes.
- City staff was contacted in May 2015 by a person trying to get utilities to move in. The tenant requested an inspection. The Chief Building Official and Fire Marshal found the structure to be unsecured and in need of repairs. The hold on utilizes was not released and tenant was notified to have owner contact the City.
- In June 2015, someone notified the City that extension cords were being used to supply power from a neighbor's house. The occupant asked for utilities to be turned on, and was denied as the house was scheduled for August Building and Standards Commission.
- During the July administrative search warrant inspection for the August 24, 2015 Building and Standards Commission meeting, the daughter of the owner met with City staff. The attached repair list was given to the owner's daughter and City staff went over with her on what was required to bring to the August hearing if she wanted to repair the structure.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission were mailed to the property owner on June 10, 2015 and July 27, 2015.

ATTACHMENTS:

1. staff recommendation
2. pictures
3. dangerous structures survey reports
4. repair list

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



August 24, 2015

**Case #: 2121
Building Address: 1014 Dansby Street
Record Owner(s): Barbee Hattie Mae**

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 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 accessory structure 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 structure.**
- the building may feasibly be repaired so that it is no longer in violation of City ordinances.**

- repair of the building is unlikely because no realistic plans for repair have been submitted and/or circumstances exist that will prevent repair of the building.**

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

- secure the building and accessory structure 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:

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

PICTURES:



Front of house



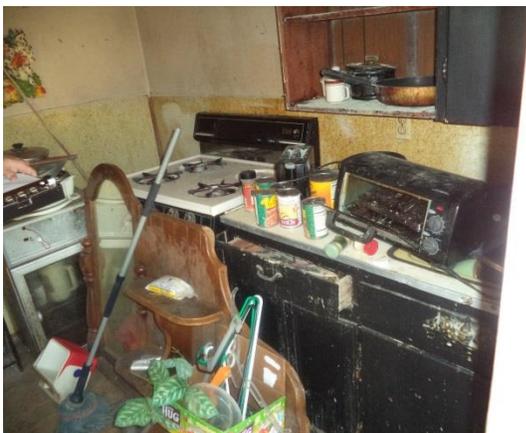
Rotten siding, lower brick veneer not flashed, or installed properly



Rot around exterior window – unsecured opening



Rear of house, no landing at back door



Kitchen



Rotten interior window sill



Older Dearborn heater



Evidence of someone staying without power – candles



Possible evidence of drug use

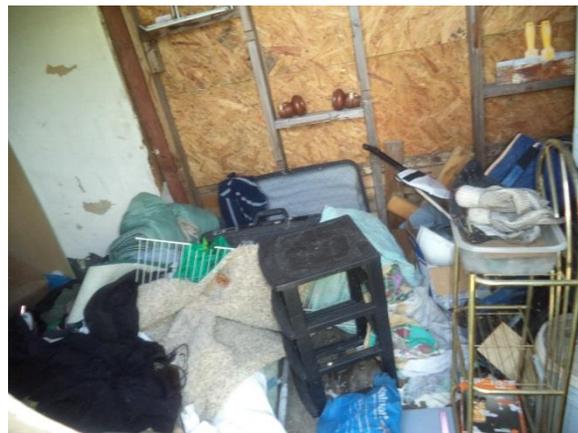


Ceiling finish damage – roof leak

Accessory structure:



Unfinished exterior



Interior of storage structure



CITY OF BRYAN
The Good Life, Texas Style

Dangerous Structures Survey Report

Chief Building Official

Case # 2128

A. PROPERTY ADDRESS: 1014 Dansby Street, Austin Addition, Block 4, Lot 11

B. SPECIFICATIONS: No. Rooms 4 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?

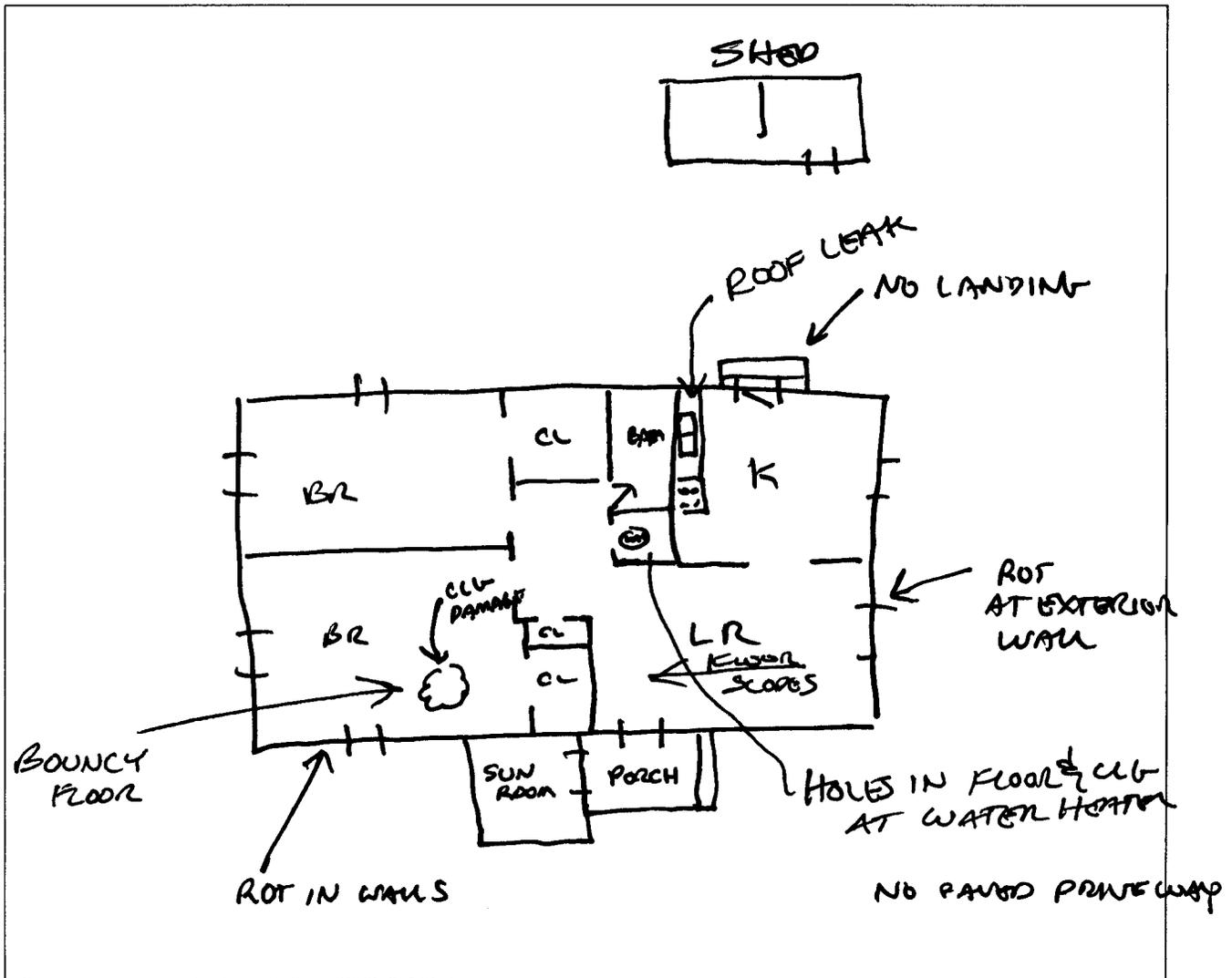
07. The structure is unsanitary, unfit for human habitation, or likely to cause sickness due to damage, deterioration, or inadequate design/construction. Specifically the structure does not meet the city's requirements for:

- light
 - ventilation
 - sanitation facilities
- Main structure? Accessory structure?

- 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 of home has a half wall of brick veneer that was not flashed properly at top, there is noticeable rot on wall of main structure in various locations where the brick veneer stops. The brick veneer also does not have provisions for crawl space ventilation – the crawl space of the home is currently not vented. 2). Several interior window sills and jambs are rotten. 3). The asphalt shingle roof needs to be replaced, some roof decking may be damaged and in need of repairs. 4). Back door needs a code approved landing, then steps. 5). Some electrical outlets and light fixtures are in need of repair 6). Rear porch light by back door is not an approved exterior fixture 7). Ceilings show signs of roof leaks in several areas, front bedroom has area where ceiling may be pulling loose. 8). Heating – gas Dearborn heater in living room 9). Gas water heater appears to be replaced recently, appears to have been installed per code but there are no permits for this address since at least 1998. 10). Front bedroom floor is bouncy, deflecting, etc., floor joist need additional support 11). Roof leak over kitchen sink 12). Holes in floor and ceiling in water heater closet.

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

7-15-15
Date



Dangerous Structures Survey Report

Fire Marshal

Case #2128

A. **PROPERTY ADDRESS:** 1014 Dansby Street, Austin Addition, Block 4, Lot 11

B. **SPECIFICATIONS:** No. Rooms _____ No. Stories 1 No. Structures 2

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 X% 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

unsecured
 BRICK veneer pulling loose from walls
 Rotten walls
 Depression in roof
 DRUG PARAPHERNALIA + RESIDUE

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

7-13-15
Date

1014 Dansby

The following repair list is provided for you to obtain estimates for repairs:

Accessory storage –install approved siding, needs locking door

Main House:

1). Exterior of home has a half wall of brick veneer that was not flashed properly at top, there is noticeable rot on wall of main structure in various locations where the brick veneer stops. The brick veneer also does not have provisions for crawl space ventilation – the crawl space of the home is currently not vented. Repair estimate: The top wood board above the brick veneer wall needs to be removed for further inspections, if siding is rotten, the brick veneer should be removed so lower wall framing and siding can be repaired.

Crawl space vents and access needs to be added per current code.

2). Several interior window sills and jambs are rotten. Repair estimate: repair all interior window jambs and exterior window seals and trim, check for rotten framing around windows and repair as needed.

3). The asphalt shingle roof needs to be replaced, some roof decking may be damaged and in need of repairs. Repair: need a roof repair estimate that may need to include some decking replacement

4). Back door needs a code approved landing, then steps. Repair Estimate: need a minimum 3X3 landing, can be of treated wood, then steps per code. Handrail required if more than four risers.

5). Some electrical outlets and light fixtures are in need of repair. Licensed electrician needs to prepare an estimate to go thru house and attic to fix all electrical issues and test system, may need to add dedicated outlets near windows for HVAC window units.

6). Rear porch light by back door is not an approved exterior fixture. Licensed electrician needs to prepare an estimate to go thru house and attic to fix all electrical issues and test system.

7). Ceilings show signs of roof leaks in several areas, front bedroom has area where ceiling may be pulling loose. Repair estimate – needs to include price to repair ceiling finishes if damaged

8). Heating – gas Dearborn heater in living room . Estimate: A heating system needs to be installed capable of heating the entire house, this can be window units if not blocking the only window in a bedroom. See item # 5 for dedicated outlets.

9). Gas water heater appears to been replaced recently, appears to have been installed per code but there are no permits for this address since at least 1998. Licensed plumber to check water heater and provide estimate if any repairs are needed.

10). Front bedroom floor is bouncy, deflecting, etc., floor joist need additional support Estimate needed for additional floor joist supports.

11). Roof leak over kitchen sink Repair estimate – needs to include price to repair ceiling finishes if damaged

12). Holes in floor and ceiling in water heater closet. Repair estimate – needs to include price to to seal floor and ceiling

13). Need estimate to repaint house to protect/preserve siding

14). Need battery power smoke/carbon monoxide detectors installed in each bedroom and area outside bedrooms

Please know the sender of this notice strives to provide only factual and accurate information. Any errors or omissions not identified, as a result of the contents of this email, does not relieve full compliance with all City of Bryan adopted Codes and Ordinances, State, and Federal laws. Additional items may be found needing repairs during additional inspections.