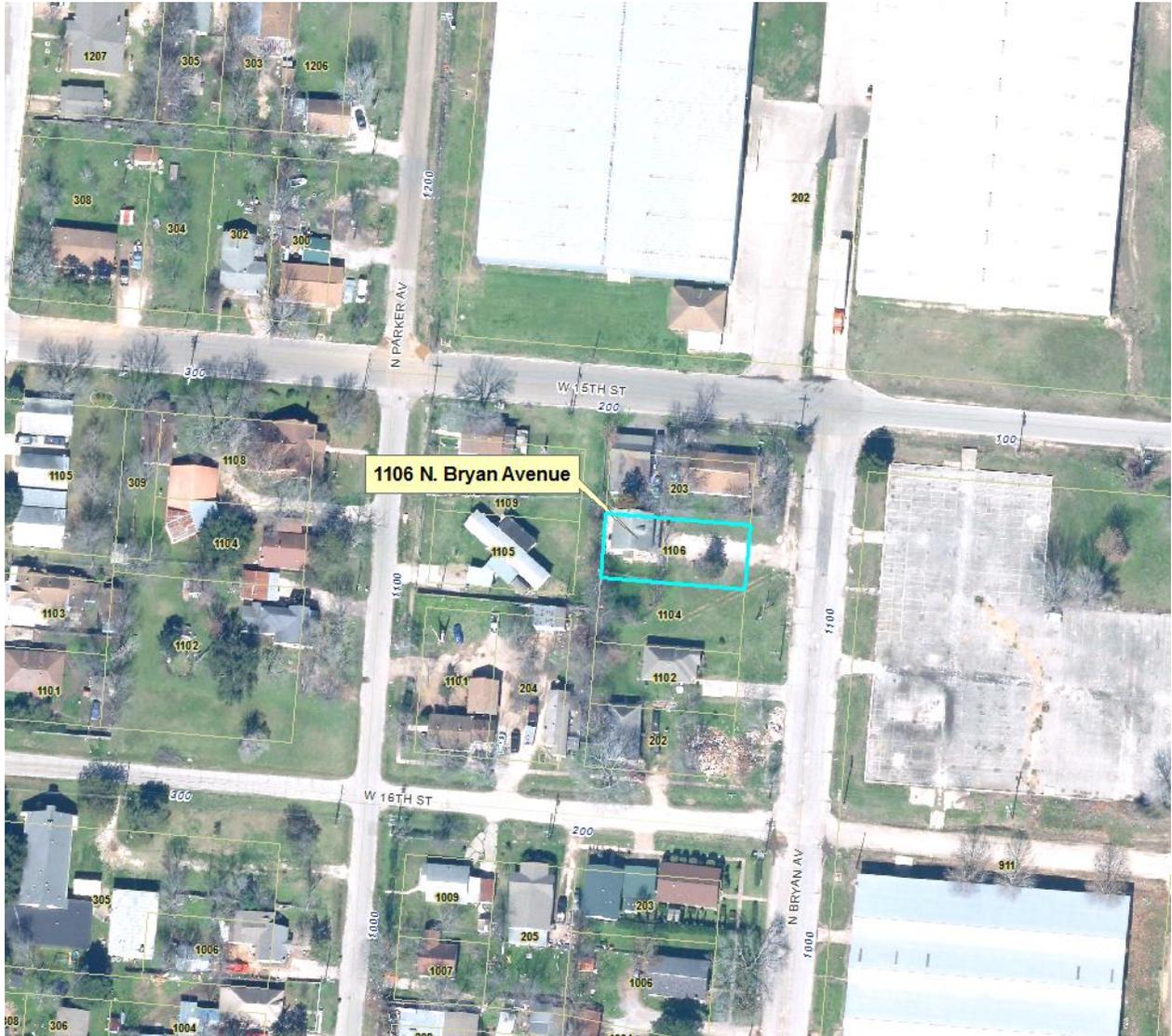


**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

August 24, 2015



Case # 2122 – 1106 N. Bryan Avenue



LEGAL DESCRIPTION: City of Bryan Townsite, Block 129, Lot 4
STRUCTURE(S): single-family residence
PROPERTY OWNER(S): Zuniga Antonio Etux
**LIENHOLDER(S)/
MORTGAGEE(S):** none
ACTIVE UTILITIES: yes no **DISCONNECTED ON:** April 6, 2012

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 111260
IMPROVEMENT VALUE: \$18,800
YEAR BUILT: 1940
SF OF LIVING AREA: 900
CURRENT OWNER SINCE: 4/26/2012
PROPERTY TAXES OWED: \$0

BACKGROUND:

- A notice for working without a building permit and to secure the structure was mailed to the property owner on May 28, 2015.
- A meeting was set up to meet on site June 16, 2015 with the owner who did not appear.
- City staff met with owner onsite on July 8, 2015 during the inspection for August BSC hearing. Owner relayed to City staff that they wanted to repair for their house. The Chief Building Official went over the requirements to bring the structure up to code and obtain a new Certificate of Occupancy. The Chief Building Official provided a list to the owner for the owner to use to obtain estimates (see attachment).
- 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. list given to owner

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



August 24, 2015

Case #: 2122

Building Address: 1106 N. Bryan Avenue

Record Owner(s): Zuniga Antonio Etux

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:

- 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 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:

- vacate and secure the building from unauthorized entry within 30 days.**
- demolish/remove or the building 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



Unsecured garage at first floor



Front porch missing finishes



Evidence of occupancy



Rotten porch framing



Inadequate column connections to foundation



Exterior wall, boarded windows



Stair not to code



Inadequate porch framing, combustible storage



Second floor porch Inadequate framing



Inadequate support beam



Cracks in load bearing masonry wall



Dirt floor at first floor garage



Evidence of repairs without permits, inadequate Support beam



Evidence of repairs without permits



inadequate wind bracing at column



Rotten floor/missing threshold



Exposed framing, sheetrock removed



Wall damage, sheetrock removed



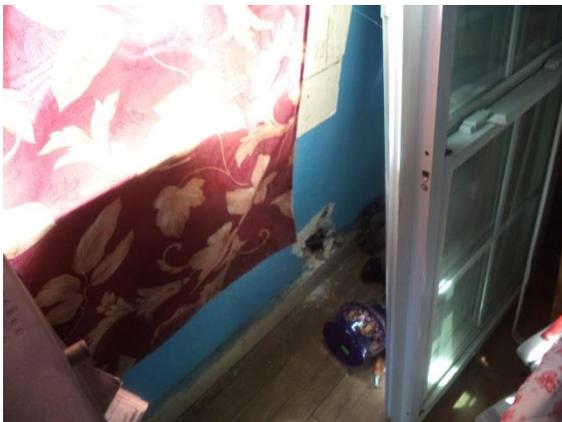
missing framing members



Upstairs room, missing light fixtures



Inadequate roof / ceiling framing



Wall damage where wiring was removed



Dangerous Structures Survey Report

Chief Building Official

Case #2122

A. **PROPERTY ADDRESS:** 1106 N Bryan Avenue, City of Bryan Townsite, Block 129, Lot 4

B. **SPECIFICATIONS:** No. Rooms 6 No. Stories 2 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?

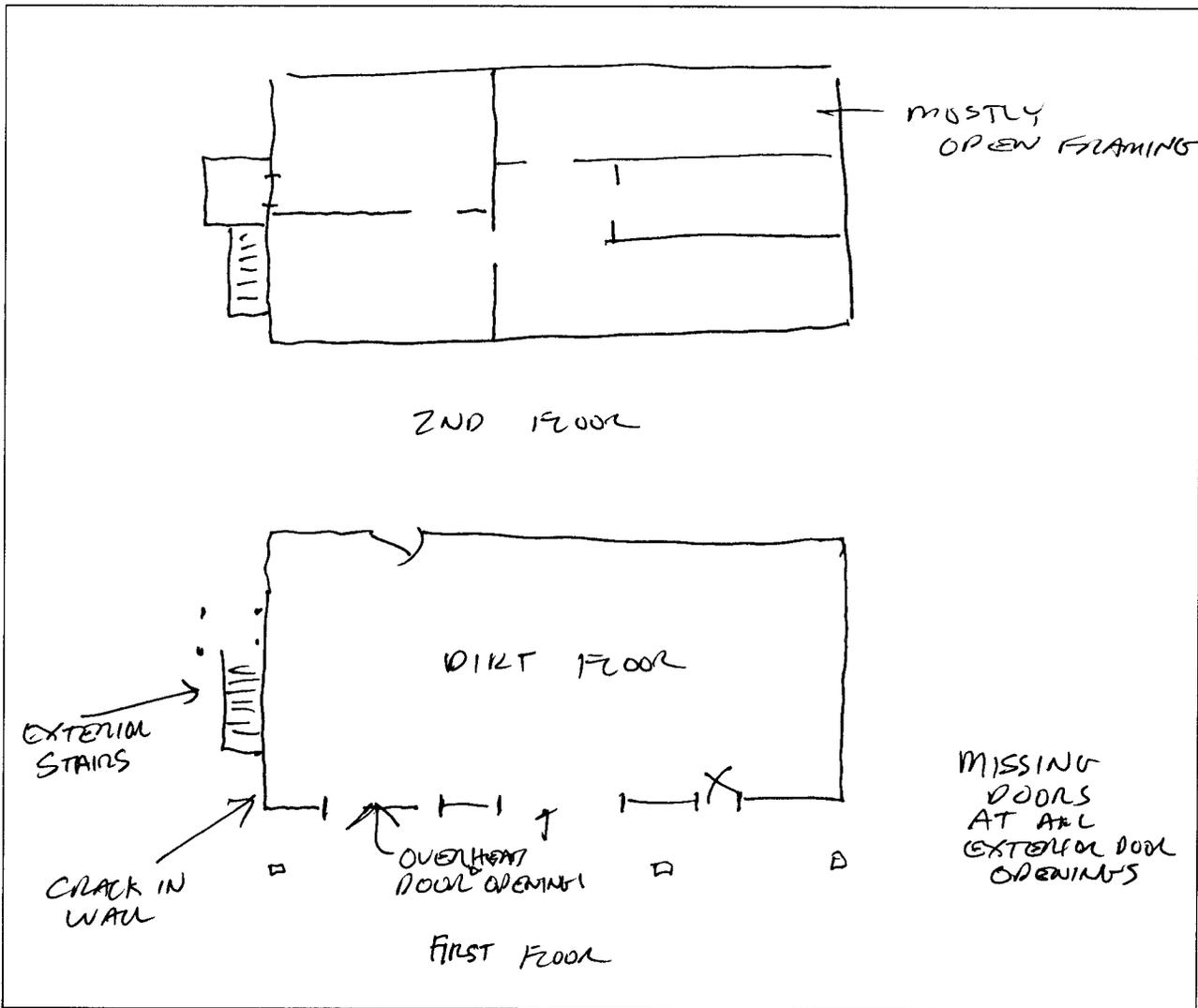
07. The structure is unsanitary, unfit for human habitation, or likely to cause sickness due to damage, deterioration, or inadequate design/construction. Specifically the structure does not meet the city's requirements for:

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). Two story structure with open garage at first floor and living quarters on second floor. Second floor is mostly gutted. Garage has a dirt floor, first floor walls are CMU block on concrete footings, upper floor is conventional wood framing 2). Some plumbing has been done with permits and inspections over past few years 3). Some framing work to floors and supports have been done without permits, main beam at mid span of second floor appears inadequate to support the loads 4). The front porch over the garage door openings has rot and deterioration 5). There are cracks in CMU walls that need to be addressed 6). Wood stair to second floor at exterior is not to code and needs replacing – not safe 6). Roof finish needs replacing 7). Second floor is mostly gutted, subfloor needs repairs, exterior walls missing some wood studs, etc. around windows. 8). It appears the electrical wiring has been removed. 9). Windows need replacing, broken glass, damaged frames, etc. 10). Additional attic bracing is needed, ceiling joist may be overloaded (2X4 joist)

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. X 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

7-15-15
Date



CITY OF BRYAN
The Good Life, Texas Style™

Dangerous Structures Survey Report

Fire Marshal

Case #2122

A. PROPERTY ADDRESS: 1106 N Bryan Avenue, City of Bryan Townsite, Block 129, Lot 4

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

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 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?

X 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? X Accessory Structure? —

X 09. The building, structure, or a part thereof presents an attractive nuisance to children.
Main Structure? X Accessory Structure? —

COMMENTS

unpermitted Demo / Repair
open wiring
CRACKED CINDER BLOCK SUPPORTING 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

FRED TAYLOR / DEM
Printed Name/Title

7-15-15
Date

1106 N. Bryan

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

Phase 1

1. A Texas licnesed structural engineer or architect needs to be hired to prepare a foundation plan for the first floor and to evaluate the existing CMU block walls. (there are several cracks in the CMU walls).
2. The first floor needs to be secured – overhead doors and side hinged swinging doors need to be installed on frist floor to keep secured.
3. Siding, roof, overhangs, etc. need repairs. The front porch framing neededs to be repaired with tie down anchores installed. The porch columns need to be anchored to proch roof and footings. Siding needes to be painted.
4. Windows need to be replaced with current 2009 IECC code comliant windows – low E, .35 max SHGC and .65 max u factor
5. The stairs need to be replaced with new stair with treated lumber, closed risers, risers and treads need to meet code. Handrail and guard rail needs to meet code. 2nd floor balcony needs to be anchored to approved footings.
6. All exterior doors need to be replaced with new doors.
7. Second floor framing and supports needs to be repaired. The existing beam is not of adequete size for the spans, see item #1, the architect or engineer can determine / detail what needs to happen here.

Phase 2 – much like construction a new house:

8. A floor plan needs to be submitted for first and second floors showing layout and uses of space.
9. A paved driveway needs to be installed from street to garage prior to a Certificate of Occupancy being issued.
10. All new electrical system and service needs to be installed throughout per current electrical code, get an estimate from a licensed electrician.
11. New plumbing will be needed to be installed for new baths, kitchen, etc. Get an estimate from *a plumber*.
12. *At least a heating* system is required to be installed capable of heating the heated living/sleeping portions.

Please know the sender of this notic 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 adiditonal inspections.