BUILDING AND STANDARDS COMMISSION
STAFF REPORT

August 24, 2015

CITY OF BRYAN

Case # 2123 – 2502 Beck Street

LEGAL DESCRIPTION: SFA #9, Block 32, Lot 3 (TR60), Acres 7.75

STRUCTURE(S):
☒ single-family residence
☒ accessory storage structure
☒ deck for above ground pool (pool has been removed)

PROPERTY OWNER(S): Torres Felix Jr.

LIENHOLDER(S)/ MORTGAGEE(S): Abstract of Judgement
None

ACTIVE UTILITIES: ☐ yes ☒ no **DISCONNECTED ON:** 11/8/13

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID:	39771
IMPROVEMENT VALUE:	$27,510
YEAR BUILT:	1965
SF OF LIVING AREA:	960
CURRENT OWNER SINCE:	12/30/1997
PROPERTY TAXES OWED:	$0

BACKGROUND:

- The Bryan Police Department relayed concerns to the Chief Building Official about the structure being unsecured in mid-May 2015. On May 27, 2015, the Assistant Fire Marshal, building inspectors, and a Bryan police officer checked on the house and secured it by locking the doors and windows. The house was unsecured, the carport roof was collapsing, and vandalism was observed.
- Notices that the property had an electrical hold on it from the Chief Building Official were mailed to the property owner on May 29, 2015.
- The owner contacted the Chief Building Official on June 11, 2015. Options and the dangerous structure ordinance were discussed with the owner. The owner relayed that he was trying to sell the property and/or tear down the structure and had left the doors unlocked to prevent someone from kicking them in.
- 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

BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION

August 24, 2015

Case #: 2123
Building Address: 2502 Beck Street
Record Owner(s): Torres Felix Jr.

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

☒ **<u>the building</u> 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.**

☒ **<u>the accessory structures</u> are 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 structures.**

☒ **the building <u>may not</u> 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 and accessory structures from unauthorized entry within 30 days.**

☒ **demolish the building and accessory structures 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 structures; and**

☒ **secure the structure, demolish the building and accessory structures 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, overgrown yard

Detached accessory structure (was connected
By carport that was collapsing

Deck for above ground pool to right of house

Rear of house, no crawl space skirting, foundation
Left from previous addition

Detached accessory structure

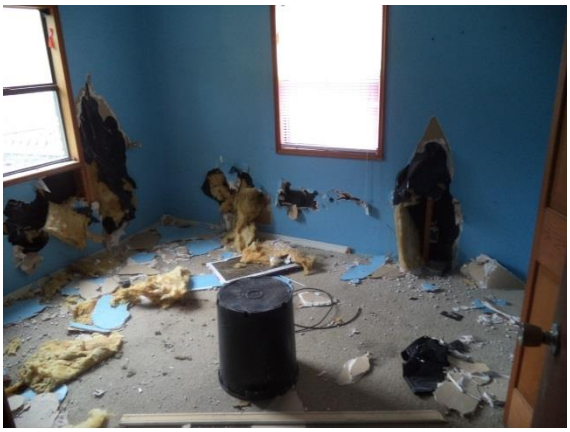
Kitchen – vandalism

Sheetrock damage in utility room

Mold

Sheetrock damage in bath room

Sheetrock damage in hall, wiring removed


Sheetrock damage in bedrooms, wiring removed

More damaged sheetrock

Dangerous Structures Survey Report

Chief Building Official

Case #2123

A. **PROPERTY ADDRESS:** 2502 Beck Street, SFA #9, Block 32, Lot 3 (being TR-60)

B. **SPECIFICATIONS:** No. Rooms____4-5____ No. Stories___1_____ No. Structures____2____

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
__X__ Residential/Single Family	_____ Box	_____ Occupied
_____ Mixed Use	__X__ Frame	__X__ Vacant
_____ Commercial	_____ Masonry	__X__ Open
_____ Residential/Multi Family	_____ Mobile Home	
_____ Accessory Structure(s)		

C. **FINDINGS**

__X__ 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? __X___ Accessory structure? _X____

_____ 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? _____

__X__ 04. The non-supporting coverings of walls, ceilings, roofs, or floors are materially damaged or deteriorated. Main structure? _____ Accessory structure? _____

__X___ 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? __X___

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

__X__ 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:
__X__ light
__X__ ventilation
__X__ sanitation facilities
Main structure? __X___ Accessory structure? __X___

__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____

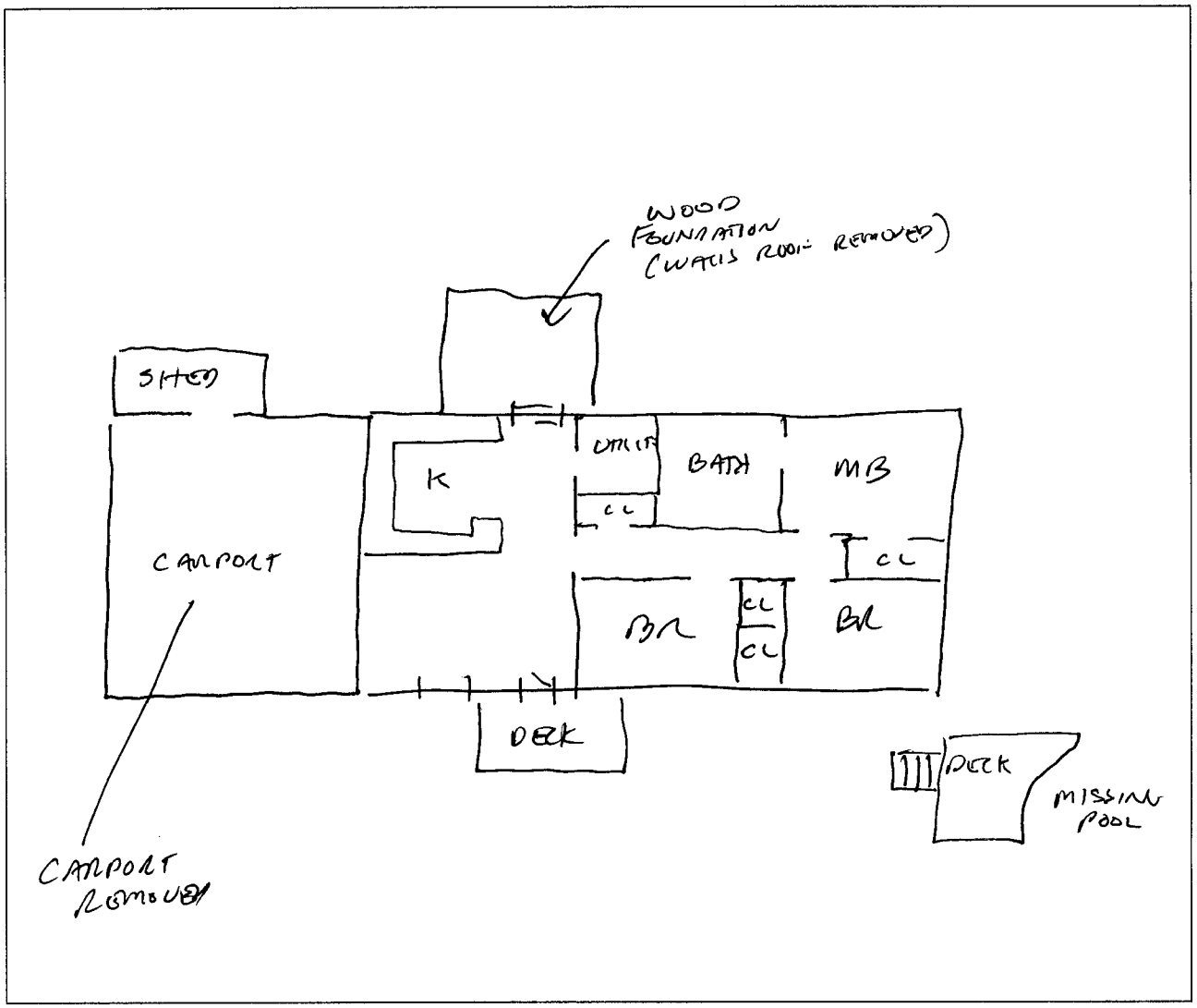
__X__ 10. Is manifestly unsafe for the purpose for which it is being used or so as not to give reasonable protection from danger of collapse or fire because of:
__X__ Defective materials
__X__ Structural deterioration
__X__ Interior walls or ceilings with holes, cracks or loose plaster
Main structure? __X___ Accessory structure? __X___

__X__ 11. The building, structure, or a part thereof, is unsecured and open.
Main structure? _____ Accessory structure? __X___

COMMENTS: Structures were found unsecured several times, the accessory structure is still unecured. The carport or garage was collapsing and has since been removed 1). Brocken windows, rotten front porch 2). 3). Deck on North end, where swimming pool used to be is missing guardrails and is weathered 4). Interior floors unlevel/soft 5). Appears some electrical wiring has been stolen or removed - holes in interior walls 6). Sheetrock damage in utility room – mold 7). Sheetrock damage in hall 8). Missing or removed loght fixtures 9). Exterior wall insulation is damaged, 10). Exterior electrical is damaged 11). Roof is damaged 12). Exterior siding is Masonite and is damaged in some areas 13). Missing crawl space skirting 14). There once was a backroom addition, walls and roof have been removed, foundation (floor) still attached with damage 15). Rotten fascia and overhangs 16). Yard is overgrown

Case # 2123

FLOOR PLAN (if necessary)



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. _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	Printed Name	Date
[signature]	GREGORY S. COX	7-15-15

Case # 2123

Dangerous Structures Survey Report

CITY OF BRYAN
The Good Life, Texas Style

Fire Marshal

Case #2123

A. **PROPERTY ADDRESS:** 2502 Beck Street, SFA #9, Block 32, Lot 3 (being TR-60)

B. **SPECIFICATIONS:** No. Rooms_____ No. Stories 1 No. Structures 2

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
X Residential/Single Family	X Box	____ Occupied
____ Mixed Use	____ Frame	X Vacant
____ Commercial	____ Masonry	X Open
____ Residential/Multi Family	____ Mobile Home	
____ Accessory Structure		

C. **FINDINGS**

X 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 ~~75~~ % of the accessory structure is considered a loss.

X 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? X Accessory Structure? X

X 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? X Accessory Structure? X

X 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? X Accessory Structure? X

X 05. Obsolete, damaged, or deteriorated electric wiring, gas connections, heating apparatus, or other mechanical infrastructure present a risk of fire.
Main Structure? X Accessory Structure? X

X 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? X Accessory Structure? X

X 07. The structure or a part thereof is in violation of the City's fire code.
Main Structure? X Accessory Structure? X

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

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

COMMENTS

open wiring
Broken windows
Open interior walls
open floors

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	Printed Name/Title	Date
	FRED TAYLOR / DFM	7-13-15

Case # ~~2110~~ 2123