BUILDING AND STANDARDS COMMISSION
STAFF REPORT

August 24, 2015

CITY OF BRYAN

Case # 2125 – 609 W. 26th Street

LEGAL DESCRIPTION: City of Bryan Townsite, Block 193, Lot 9 & 10

STRUCTURE(S): ☒ single-family residence
☒ accessory structure

PROPERTY OWNER(S): Contreras Adrian G. & Blanca G. Reyes

LIENHOLDER(S)/ MORTGAGEE(S): Federal Tax Lien
Bank of America Consumer Collateral

ACTIVE UTILITIES: ☐ yes ☒ no **DISCONNECTED ON:** 12/23/2013

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID:	22981
IMPROVEMENT VALUE:	$105,710
YEAR BUILT:	1935
SF OF LIVING AREA:	3,139
CURRENT OWNER SINCE:	1/31/1994
PROPERTY TAXES OWED:	$3,575.71 (2014)

BACKGROUND:

- No permits on file with City since at least 1998.
- Fire Marshal noticed that the house was unsecured and appeared abandoned and in need of repairs in September 2014.
- Notices were sent to owner in September 2014 about securing, and that the City has placed a hold on utilities until permits were obtained and repairs were made.
- The Chief Building Official was never contacted by the owner.
- After noticing that parts of the structure were still unsecured, and the structure's condition appeared to be getting worse, the Chief Building Official and Fire Marshal agreed that the property needed to be brought before the Building and Standards Commission.
- The original part of the house appears to have historical significance with a previous City of Bryan mayor once owning the property.
- 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 #: 2125
Building Address: 609 W. 26th Street
Record Owner(s): Contreras Adrian G. & Blanca G. Reyes

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:

☒ **<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</u> 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 <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 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/or 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

Front of house, damaged, missing siding

Front of original house, cracks in brick veneer

Damaged wood windows

Damaged siding

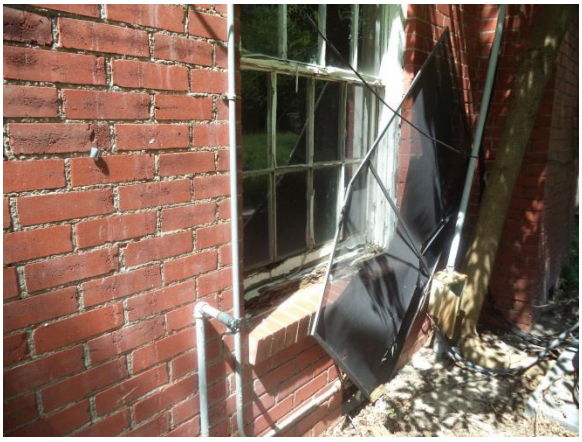
Damaged / open electrical panel. Two services.

Overgrown yard, rear of house

missing siding

No landing at exterior door, damage

Open eaves, damaged overhangs and exterior finishes



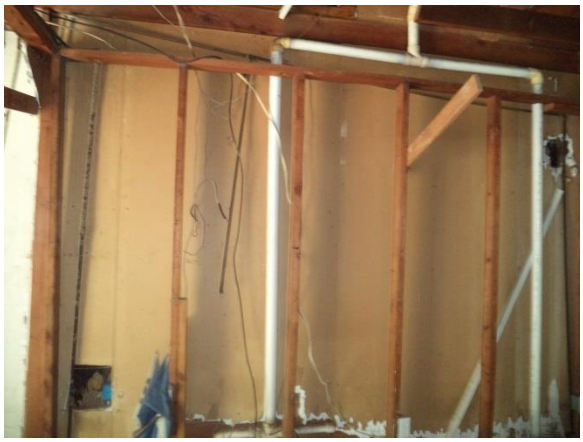
Rotten window sills

Unfinished addition and second floor exterior balcony

More missing siding

Unsecured

Unfinished or gutted interior



Damage to sheetrock

Damage and rot to lower wall

Rotten wall framing

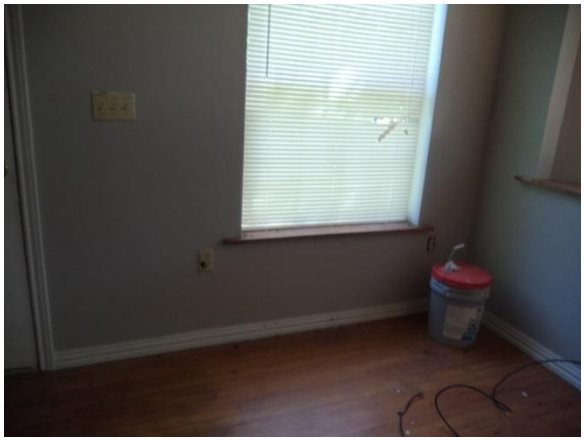
Missing light fixtures / work without permits?

Uitlity area – mold

Damage to lower shower, finishes removed

Finishes removed at shower

Open junction boxes in attic



Missing or damaged outlet covers

Accessory structure:

Unsecured door openings, no doors

Exposed Romex

Interior trash and debris, materials, paint

Trash and debris in yard

Dangerous Structures Survey Report

Chief Building Official

Case #2125

A. **PROPERTY ADDRESS:** 609 W 26th Street, City of Bryan Townsite, Block 193, Lot 9 & 10 (Mobile Home)

B. **SPECIFICATIONS:** No. Rooms___12-13__ No. Stories____2__ No. Structures_____2____

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
__X__ Residential/Single Family	_____ Box	_____ Occupied
_____ Mixed Use	__X__ Frame	__X__ Vacant
_____ Commercial	__X__ 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? _____

_____ 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? __X___ 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__ 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:
____ light
__X_ ventilation
__X_ sanitation facilities
Main structure? __X___ 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__ 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__

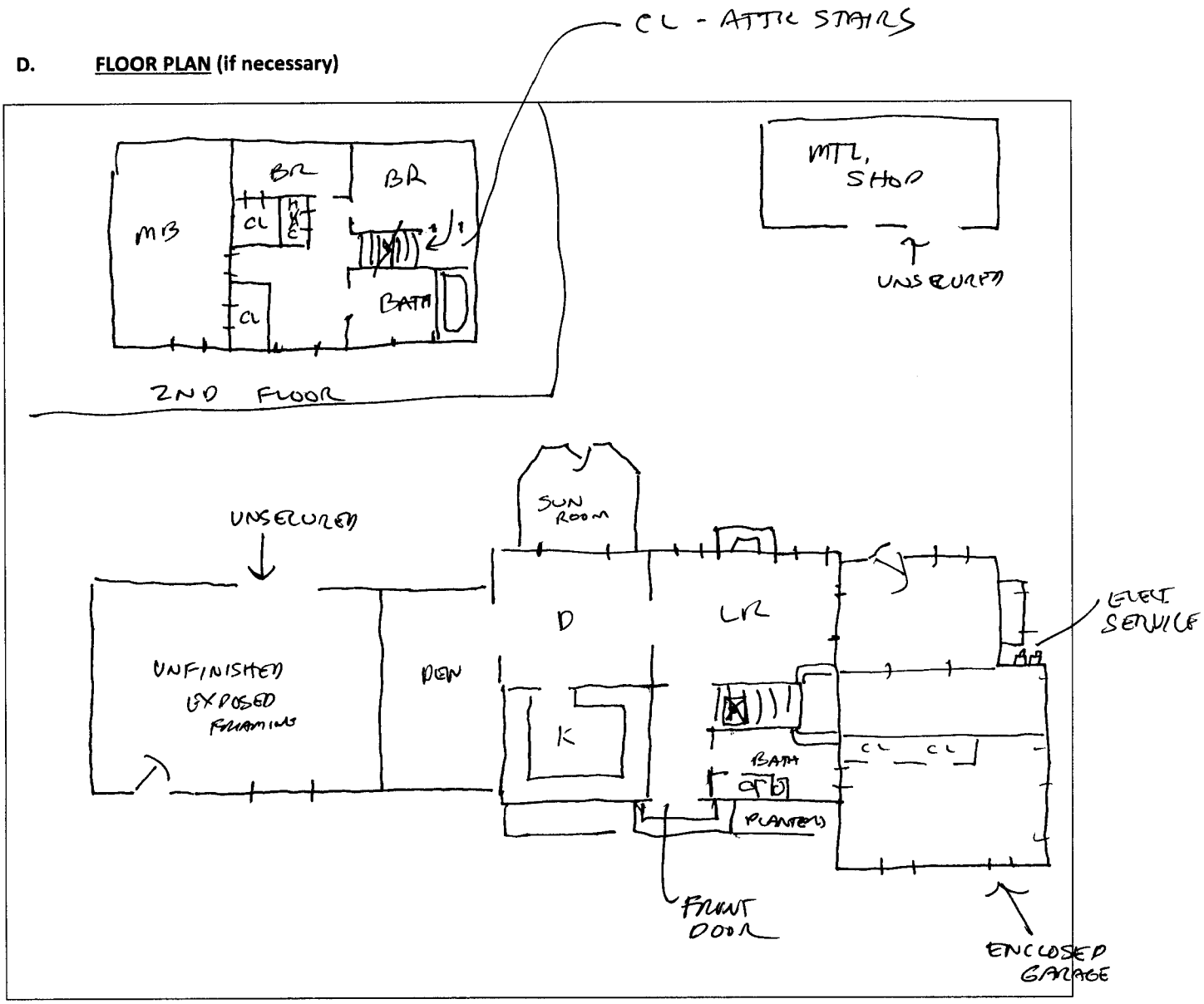
__X__ 11. **The building, structure, or a part thereof, is unsecured and open.**
Main structure? __X___ Accessory structure? __X___

COMMENTS: 1) Assumed brick veneer exterior walls, cracks over windows where angl iron has rusted, etc. 2). Damaged gutters and downspouts 3). Damaged siding/trim/fascia 4). Rotten window trim and exterior seals 5). Exterior electrical service is damaged and missing cover at electrical panel. 6). Missing siding at back of house 7). Rear addition off dining room, exterior not finished at overhangs and at second floor, brick veneer was removed. 8). Unfinished side addition on South side, or was gutted, unsecured, damage to walls, electrical, and plumbing 9). Missing light fixtures 10). First floor shower has been demolished, floor is open to crawl space 11). First floor lavatory is missing 12). Open electrical junction boxes in attic 13). Missing insulation in attic, may be missing mechanical unit or portions of 14). Some wood windows are damaged beyond repair 15). Brick veneer needs repairs 16). Two electrical meters on house

Rear shed/garage: Unsecured, never had doors? Has a 3' wide door opening and overhead door opening , open eaves, appears unfinished

Case # 2125

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	Printed Name	Date
	GREGORY S. COX	7-15-15

Case # 2125

Dangerous Structures Survey Report

CITY OF BRYAN
The Good Life, Texas Style.

Fire Marshal

Case #2125

A. **PROPERTY ADDRESS:** 609 W 26th Street, City of Bryan Townsite, Block 193, Lot 9 & 10 (Mobile Home)

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

STRUCTURAL USE

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

CONSTRUCTION

- X Box
- ___ Frame
- ___ Masonry
- ___ Mobile Home

OCCUPANCY

- ___ Occupied
- X Vacant
- ___ Open

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 80 % of the main structure is considered a loss.
I estimate that 30 % 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 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 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 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 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

Rotten flooring
open wiring
Rotten Doors
Broken windows
VANDALISM
unpermitted storage
GRAFFIT.

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	7-15-15

Case # ~~2110~~ 2125