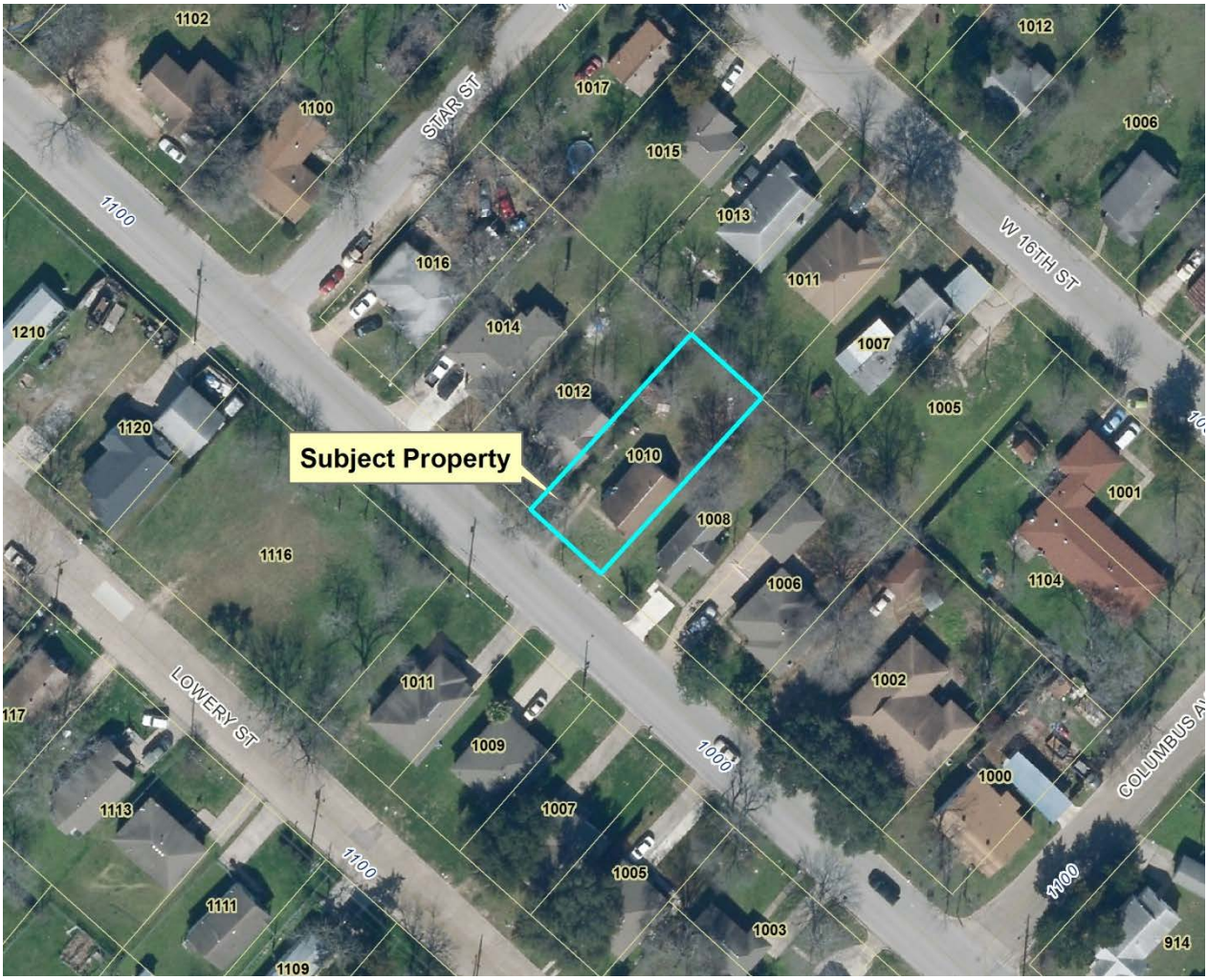
BUILDING AND STANDARDS COMMISSION
STAFF REPORT

February 23, 2015

CITY OF BRYAN

Case # 2049 – 1010 W. 17th Street



LEGAL DESCRIPTION: Sunset Subdivision, Phase 2, Block 3, Lot 6

STRUCTURE(S): single-family residence

PROPERTY OWNER(S): Tess Keaton

LIENHOLDER(S)/ MORTGAGEEE(S): none

ACTIVE UTILITIES: ☒ yes ☐ no **DISCONNECTED ON:** Still Current

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID:	44695
IMPROVEMENT VALUE:	$21,750.00 (2014)
YEAR BUILT:	1950
SF OF LIVING AREA:	768
CURRENT OWNER SINCE:	2007
PROPERTY TAXES OWED:	$1,461.84 (2012-2013)

BACKGROUND:

- On February 13, 2013, the Public Works Call Center received a complaint that the person living in the house at 1010 W. 17th Street has no running water, that the home was dirty, and that there was little upkeep on the property. A check on utility records showed no active utilities (water, electricity) since December 2010 at that time.
- City staff from Building Services and Fire Department made contact with the tenant and went over repairs needed and permits required (Plumbing and Electrical). No permits were ever obtained.
- In a follow-up inspection in the summer of 2014, the house appeared occupied and utilities were now on.
- In several discussions with the owner of the house, the owner has not provided plans or estimates for repairs.
- On July 28, 2014 the owner relayed to City staff that the current tenant did not have permission to live in the house and they have been unsuccessful in getting the house vacated.
- During its regular meeting on October 27, 2014, the Commission voted to issue an order to repair the structure within 90 days, and to show compliance with the repair order during the January 2015 Commission meeting.
- City staff met with the tenants on November 11, 2014 and went over repairs, permits, and inspections needed. City staff provided the tenants with the attached repair list during this time.
- As of January 31, 2015 the tenants have not contacted City staff about obtaining repair permits and no inspections have been done since November 11, 2014. The structure has not been repaired in the 90 days as ordered at the October 2014 regular meeting.
- Reminder notices that property would be going back before the Building and Standards Commission was mailed to the listed property owner and tenants on January 23, 2015.
- A building permit was applied for by Willie Campbell on 2-2-15, 97 days after the October 2014 order to repair the structure within 90 days.
- The building official spoke with Mr. Campbell and left message for Mrs. Fields that they had to re

appear before the Commission in February at the regularly scheduled meeting and re-present their case to ask for additional time for repairs. Staff recommended that they also obtain estimates from a licensed plumber and licensed electrician to bring the plumbing and electrical up to code. The estimates submitted were missing estimates for plumbing and electrical work and no mention on how to deal with work previously covered.

- The building official believes that more estimates may be needed for framing repairs and foundation repairs for damage that cannot be seen currently until the lower damaged wood siding on both the sides of the house is removed for inspections.

- **ATTACHMENTS:**

1. staff recommendation
2. pictures
3. dangerous structures survey reports
4. 1010 W 17th Street repair list (delivered to tenant on November 11, 2014)
5. Building Permit application and estimates submitted on 2-2-15

BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION

February 23, 2015

Case #: 2049
Building Address: 1010 W 17th Street
Record Owner(s): Tess Keaton

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:

☒ **<u>the building</u> 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 <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:

☒ **vacate the building within 30 days.**

☒ **demolish the building and remove the debris within 60 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: 09-04-14

Front Porch

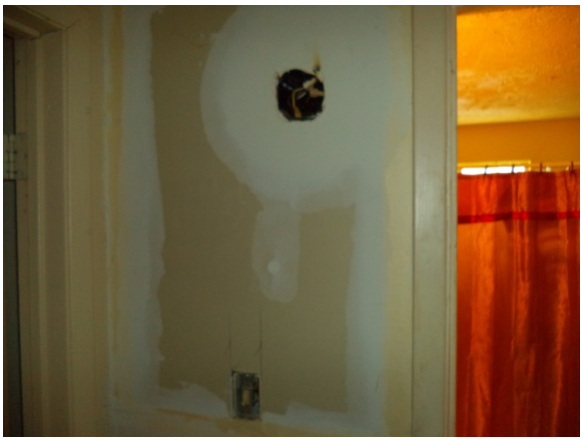
Siding and foundation issues

Holes in siding, wall line not plumb

Roof damage, lower siding deteriorating

Repairs done without permits and work covered

Repairs done without permits and work covered

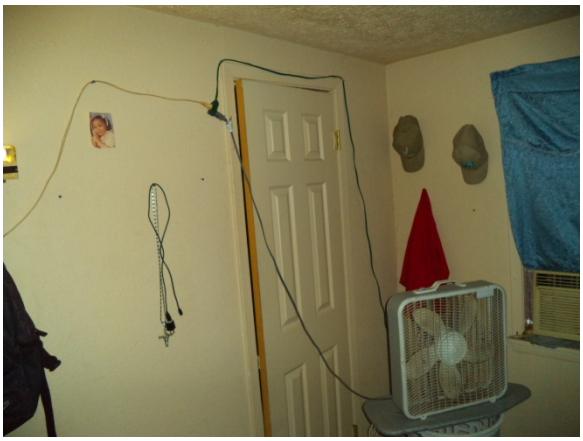


Work covered, no permits, concern about electrical work that has been done and covered without city inspections.

Plumbing / electrical work done without permits and inspections.

Missing plug cover.

Missing light fixtures.



Extension cords

Ceilings being repaired without permits and inspections.

Ceilings being repaired without permits and inspections. Open plumbing vent pipe.

Extensive use of extension cords.

1010 W 17th Repair list (Delivered to tenant on November 11, 2014)

Commissioners ordered the structure to be repaired in 90 days.
Required:

- Building Permit
- Electrical permit by licensed electrician
- Plumbing permit by licensed plumber
- HVAC permit by licensed Mechanical contractor
- Abide by all city inspection procedures and policies, call for inspections prior to covering work, obtain Certificate of Occupancy before release of power
- All electrical to meet 2011 National Electrical Code requirements and City of Bryan Amendments
- Repair/replace damaged wall framing, exterior sheathing, etc.
- Repair siding /replace missing asbestos boards/ paint house – check for rotten walls at lower half of each side
- Add wall insulation R13 where exposed wall cavities
- Add ceiling insulation R30
- Replace damaged windows with double pain low E windows - .35 maximum SHGC, .65 maximum U-factor, bedroom windows need to meet requirements for
- Repair all damaged interior finishes – after inspections
- Repair / replace all damaged light fixtures
- Install new roof or repair existing roof where damaged
- Code required landings / steps/ guards / and handrails at exterior doors – back door, front door, etc.
- Make sure approved crawl space skirting, ventilation, and access

Please call or email if any questions. City staff is available to meet on site and go over all repairs needed in order to obtain a certificate of occupancy.

Gregory S. Cox, CBO
Chief Building Official
Development Services, City of Bryan
www.bryantx.gov
gcox@bryantx.gov
979-209-5031 office
979-209-5035 fax

Per BSC

CITY OF BRYAN APPLICATION FOR BUILDING PERMIT

P.O. Box 1000 Bryan Texas 77805 * Phone: 979-209-5010 * Fax: 979-209-5035 * www.bryantx.gov

1. ADDRESS / LOCATION OF WORK:

ADDRESS: 1010 West 17th Street

SUBDIVISION: Sunset #2

PHASE: 2 | LOT: 6 | BLOCK: 3

2.

DATE OF APPLICATION: 2/2/2015

PERMIT # (by city): 15-259

WTR / SWR # (by city):

PROPERTY R-NUMBER: R44695

3. PROPERTY OWNER INFORMATION

NAME: Willie D. Campbell & Wilma J. Fields

ADDRESS: 2712 Hwy 21
P.O. Box 6275

CITY/STATE/ZIP: Bryan, Tx 77805

EMAIL:
FAX: N/A

PHONE: (979)204-8295/436-5072

4. GENERAL CONTRACTOR INFORMATION

NAME:

ADDRESS: N/A

CITY/STATE/ZIP:

EMAIL:
FAX:

PHONE:

5. ELECTRICIAN (Name & Phone #): N/A

6. PLUMBER (Name & Phone #): N/A

7. HVAC (Name & Phone #): N/A

8. ARCHITECT – If required by state or city ordinance (Name & Phone #): N/A

9. ENGINEER – If required by state or city ordinance (Name and Phone #): N/A

10. CLASS OF WORK (Check the appropriate box): Call before you dig! (1-800-344-8377) Free service!

Commercial: ☐ Residential: ☒ Remodel: ☐ Addition: ☐ Repair: ☒ New Construction: ☐ Demolition: ☐

11. DESCRIPTION OF WORK: Mostly cosmetics consisting of replacing two glass windows, install insulation in attic, 6 siding trim, hardi planks, & painting change out (1) electrical outlet.

Present Use: home to indigent daughter

Intended Use: same

Constructing Driveway in R.O.W? N/A

Constructing Sidewalk in R.O.W.? N/A

12.
Square feet of heated area: 768
Square feet of unheated area: 72
Square feet total: 840

13. # of Buildings: 1

14. Foundation Type: Pier & beam

15. Number of floors: 1

16. # of Dwelling Units: 1
# of bedrooms: 2

17. Irrigation Tap Size: N/A

18. Fire Line Tap Size: N/A

19. Water Tap Size: N/A

20. Sewer Tap Size: N/A

21. Official Use Only-Misc. Fees:

Long Tap Fee:

D.& T. Fee:

Work w/o Permit fee:

REVISED 8/2013

CITY OF BRYAN
The Good Life. Texas Style.

22. **Estimated Valuation**
(Cost of Labor and Materials for project):
$ 2,500.00

23. **Total Permit Fee**
(Valuation + Tap Fees + Any Misc. Fees):
$ 48.00

Please continue to back side of application for additional items.
Applicant's signature required on back of application for permit approval.

CITY OF BRYAN APPLICATION FOR BUILDING PERMIT

P.O. Box 1000 Bryan Texas 77805 * Phone: 979-209-5010 * Fax: 979-209-5035 * www.bryantx.gov

Note: Please initial in the box adjacent to each statement to affirm that you have read, understand, and each of these requirements. **Applicant to sign bottom of this page.**

COMMERCIAL PERMIT CHECKLIST:

- [ ] TEXAS ACCESSIBILITY STANDARD (TAS) PROJECT REGISTRATION# EABPRJ _____ (For Commercial/Public projects with a cost of $50,000 or more)
- [ ] Existing Commercial/Public buildings: Attach copy of Asbestos Survey. TDH Inspector's Name and License No.: _____
- [ ] I have complied with the City of Bryan Ordinances and State Law for Architect and Engineer requirements.
- [ ] I have complied with the Texas Engineering Practice Act which requires (but not limited to) the following: an engineer's seal for heights over two stories, square footage in excess of 5,000 square feet of foundation, spans longer than 24 feet., and state requirements for engineered structural, mechanical, electrical, and plumbing systems.
- [ ] I understand that new commercial and some existing commercial site plans require separate review by City of Bryan Site Development Review Committee before a building permit can be issued.
- [ ] I have attached an electronic drawing file of all construction drawings and accompanying data to this application in PDF format, which is Adobe PDF format. Please submit all the pages within one PDF file.
- [ ] I have attached two (2) complete sets of required scaled and dimensioned plans and accompanying data (requirements listed below) to this permit application. (Requirements are for new and existing buildings – please include existing floor plan(s) for additions and renovations.
- [ ] I have read and have attached to this permit application all of the COMMERCIAL PLAN REQUIREMENTS listed below.
- [ ] I will comply with TCEQ (Texas Commission on Environmental Quality) requirements for storm water permits. Refer to http://www.tceq.state.tx.us/ or call 512/239-1000.

COMMERCIAL PLAN Requirements (2 copies + digital):

- Site Plan or Civil Plan and details
- Foundation Plan and Details
- Floor Plan and Details
- Structural plans and details (framing, etc)
- Mechanical Plans and Details
- Electrical Plan and Details
- Plumbing Plan and details
- Exterior Building Elevations, Roof Plan
- Energy code compliance information; Rescheck, Comcheck, or compliance by default tables of Chapter 8 (Commercial) of International Energy Conservation Code. Include square footages of gross wall areas and gross glazing areas on plans. www.energycodes.gov

Note: Please allow two weeks for full plan reviews and building permit issuance.

Call before you dig! (1-800-344-8377) Free Service!

RESIDENTIAL PERMIT CHECKLIST:

- [ ] Residential site plan requires submission of City of Bryan Residential Site Plan Application. Residential Site Plan shall be 81/2"X11" format. Locate and dimension driveways, building setbacks, property lines, label overall dimensions of all structures on the site.
- [ ] I have read and have attached to this permit application all of the RESIDENTIAL PLAN REQUIREMENTS listed below.
- [ ] I will comply with TCEQ (Texas Commission on Environmental Quality) requirements for storm water permits. This includes submitting NOI per SWP3. Refer to http://www.tceq.state.tx.us/ or CALL 512/239-1000.

RESIDENTIAL PLAN Requirements (2 copies):

- Site Plan
- Foundation Plan and Details
- Floor Plan and Details
- Structural plans and details (framing, etc)
- Narrow wall bracing and exterior sheathing notes
- Mechanical (HVAC) location of units noted
- Electrical switch and outlet plan
- Plumbing fixture locations noted
- Exterior Building Elevations, Roof Plan
- Energy code compliance information; Rescheck, Comcheck, or compliance by default tables of Chapter 5 (Residential) of International Energy Conservation Code. Include square footages of gross wall areas and gross glazing areas on plans. www.energycodes.gov
- Copy of NOI (Notice of Intent) for new home construction

All Applicants – Please Read:

1. The Permit issued for this application becomes null and void if work or construction authorized is not commenced within six months, or if construction work is suspended or abandoned for a period of one year at any time after work is commenced.
2. Revised construction plans to be submitted for city review and approval is required for <u>any</u> changes made after City of Bryan building permit issuance.
3. The Permittee or Applicant is responsible for compliance with Deed and/or HOA restrictions.

Applicant Printed Name: Willie Campbell **Applicant Signature** Willie Campbell **Date:** 2-2-15

Official Use: (do not issue permit unless signed by plans examiner) Plan Review Attached: Yes No
Plans Examiner Signature: _____ Plan Review Comments in H.T.E.: Yes No
Development Coordinator approval: _____ **Approved Date:** _____

THANK YOU!
Revised 8/2013

Submittal of the above information with a fully completed application is required to approve/issue the Permit in a timely manner. Omission of any information will cause the review to be delayed until the information is received.

Repair Work/Parts/Supplies/Labor
1010 West 17th Street
Bryan, Texas 77803

Material	Cost	Qty	Total
Insulation	37.00/bag	(4)	160.00
Hardi Plank	6.00/board	(40)	240.00
Window Glass	50.00/glass	(2)	100.00
Tyrek/lours	70.00/roll	(1)	70.00
2X6X8 Treated	7.00/board	(6)	60.00
Siding Trim	9.00/bd	(6)	60.00
5 Gallons Paint	50.00	(1)	50.00
Plumbing & Electrical Inspections only			1600.00
Labor (to be performed by Senior Carpenter)			.00
Miscellaneous Items			110.00
			2500.00

Submitted by: Willie D. Campbell
Senior Carpenter
February 2, 2015

Dangerous Structures Survey Report

Chief Building Official

Case #2049

A. PROPERTY ADDRESS: 1010 W. 17th Street, Sunset PH 2, Block 3, Lot 6 768 S.F. $21,750

B. SPECIFICATIONS: No. Rooms 5+/- No. Stories 1 No. Structures 1

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
X Residential/Single Family	___ Box	X Occupied
___ Mixed Use	X Frame 1950	___ Vacant
___ Commercial	___ Masonry	___ 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 - 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? ___

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

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
___ ventilation
___ sanitation facilities
Main structure? X 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? _____

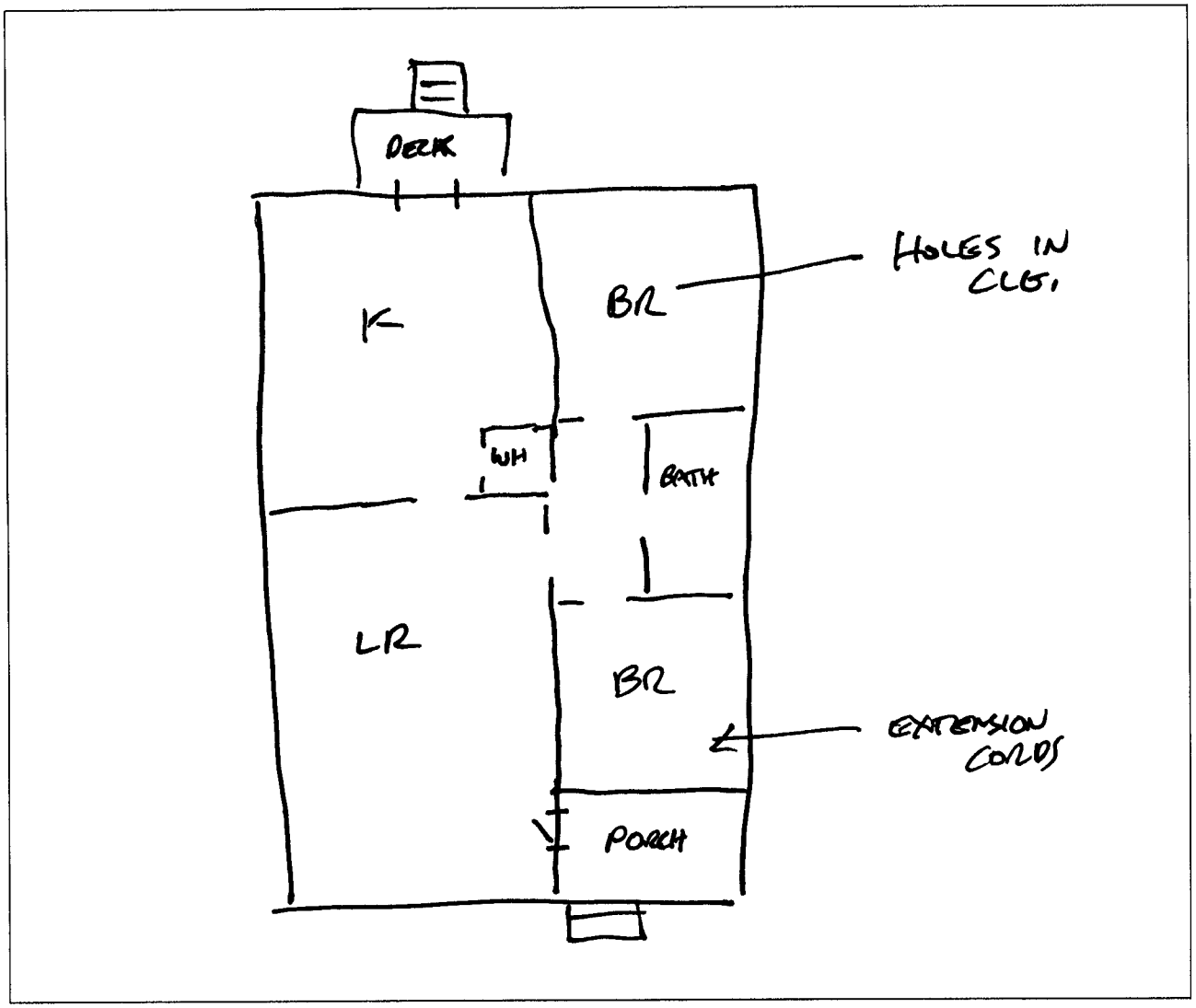
_____ 09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
____ Holes or cracks in the floor, exterior wall or roof
____ Loose, rotten, warped or protruding boards
Main structure? _____ Accessory structure? _____

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
____ Structural deterioration
X Interior walls or ceilings with holes, cracks or loose plaster
Main structure? X Accessory structure? _____

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

COMMENTS (1.) DAMAGED SIDING - LOOSE SIDING OR MISSING SIDING (2.) MISSING LIGHT FIXTURES - OPEN ELECTRICAL BOXES (3.) ELECTRICAL WORK WITHOUT PERMITS (4.) PLUMBING WORK WITHOUT PERMITS (5.) SHEET ROCK REPAIRS - SOME OPEN FRAMING (6.) MISSING COVERS AT OUTLETS & SWITCHES (7.) NO SKIRTING (8.) OPEN SEWER PIPES? (9.) EXTENSION CORDS (10.) NO ATTIC INSULATION (11.) NEED TO CHECK WALL FRAMING AT NORTH & SOUTH WALLS - WALLS OUT OF PLUMB.

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. X Be vacated OR ___ 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	GREGORY S. COX	9-12-14

Case # 2049

Dangerous Structures Survey Report

Fire Marshal

Case #2049

A. **PROPERTY ADDRESS:** 1010 W. 17th Street, Sunset PH 2, Block 3, Lot 6

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

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

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 ____% 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? ____

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 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 07. The structure or a part thereof is in violation of the City's fire code.
Main Structure? X 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 wires
Leaking Sink
unpermitted wiring + construction

Previous inspection of this structure showed it to be vacant, no power, holes in floors and walls
The repairs have been accomplished without permit or inspection
My recomendation is open walls to reveal repairs, permit and bring to code - OR DEMO
NOT SURE IT can be brought to Code for its VALUE

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. X Be vacated OR ___ 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	9-5-14

Case #2049