

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

February 23, 2015



Case # 2076 – 1205 East Martin Luther King Jr. Street



LEGAL DESCRIPTION: JAMES, BLOCK 2, LOT 16

STRUCTURE(S): single-family residence
 multi-family residence
 mixed use
 commercial
 accessory structure(s)

PROPERTY OWNER(S): Shannon Damond Cedric

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

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** Nov. 20, 2014

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 29872
IMPROVEMENT VALUE: \$12,860
YEAR BUILT: 1940
SF OF LIVING AREA: 864
CURRENT OWNER SINCE: 12/21/1998
PROPERTY TAXES OWED: \$2,423.34 (2003-2013)

BACKGROUND:

- In early November 2014, Adult Protective Services notified the City of poor living conditions at this house.
- The Assistant Fire Marshal and a Building Inspector met with the tenants on or around November 13, 2014. The tenants were living without a water heater, breakers tripping from overloaded circuits, and holes in ceiling/roof from where a tree had previously fallen through the roof at the back of the house.
- City staff met with tenants again on November 17, 2014 and convinced the tenants to relocate with family for their health and safety. Utilities were disconnected about a week later after confirming the tenants had all their food moved.
- Notices that property would be scheduled for consideration by the Building and Standards Commission were mailed to the listed property owner on December 29, 2014 and January 16, 2015.

ATTACHMENTS:

1. staff recommendation
2. pictures
3. dangerous structures survey reports

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



February 23, 2015

Case #: 2076

Building Address: 1205 East Martin Luther King Jr. Street

Record Owner(s): Shannon Damond Cedric

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 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:

- 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: 01-06-15



Front of house, means of egress not to code



Left side of house, siding damage, roof damage



Damaged roof and roof decking



Open ceiling in kitchen where tree fell through, Electrical wiring exposed and damaged



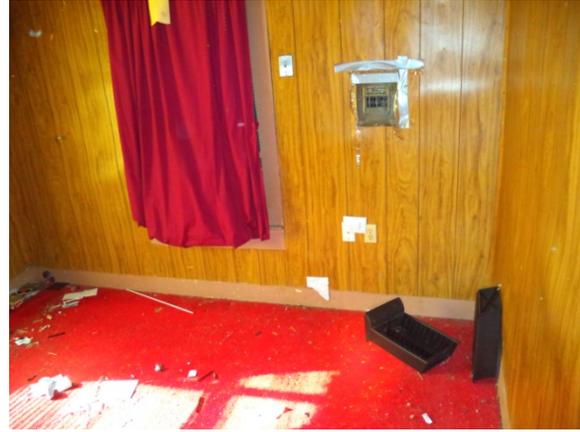
Roof framing not to code



More roof framing not to code, electrical wire exposed



Roof repairs not to code and no permit obtained



Interior finish damage, tape around electrical panel



Loose light fixture



Wall constructed around light switch



Trash and debris



Roof deck rot, framing not to code

Storage Building



Unsecured



CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Chief Building Official

Case #2076

A. PROPERTY ADDRESS: 1205 E Martin Luther King Jr. St, James, Block 2, Lot 16

B. SPECIFICATIONS: No. Rooms 6 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? _____

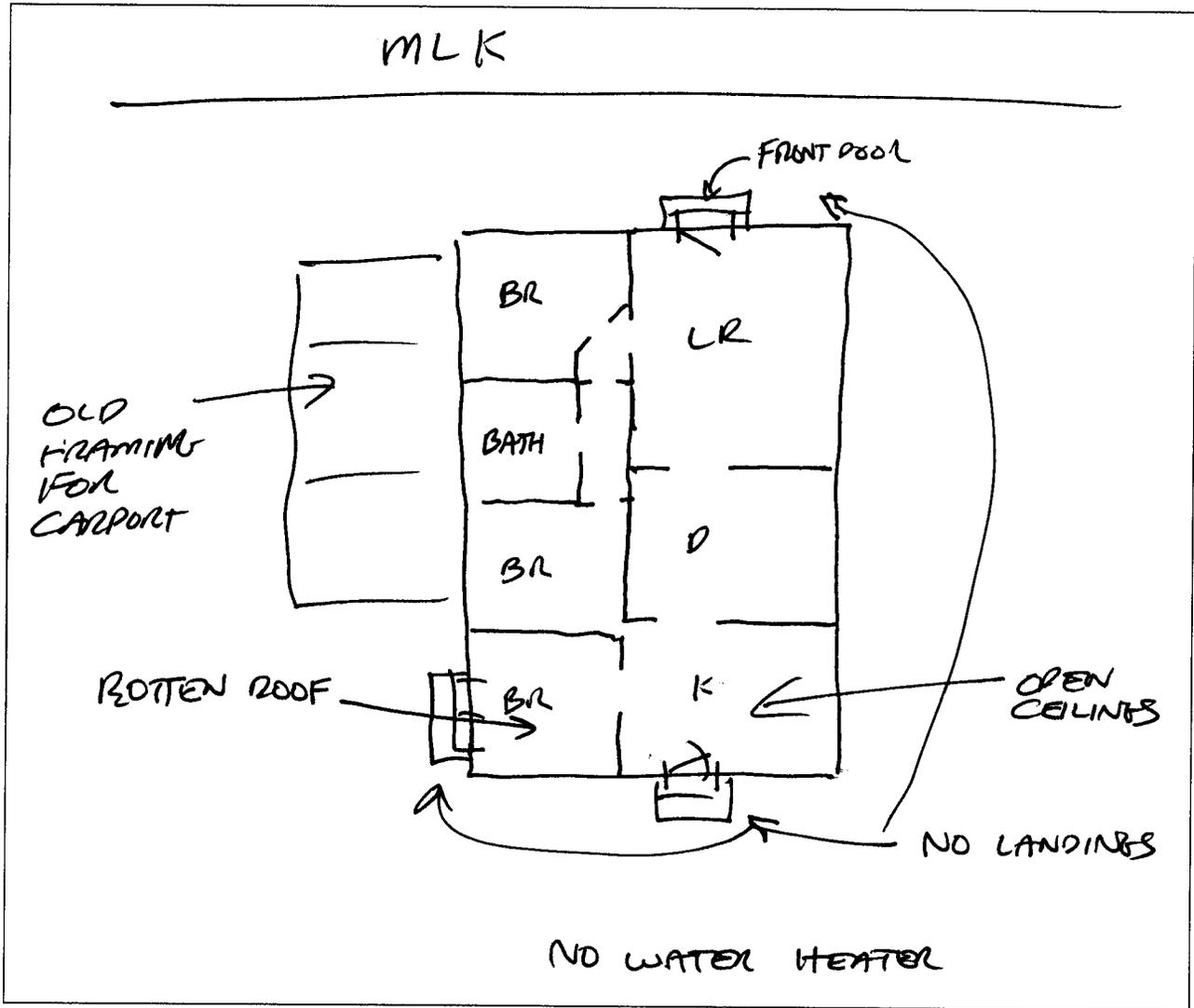
09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
 Holes or cracks in the floor, exterior wall or roof
 Loose, rotten, warped or protruding boards
Main structure? Accessory structure? _____

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) NO WATER HEATER (2) NOT ENOUGH CIRCUITS -
ELECTRICAL
CIRCUIT PANEL (3) FRAMING REPAIRS MADE TO
ROOF WITHOUT PERMITS (TREE FELL ON REAR OF
HOUSE) (4) OPEN CEILING IN KITCHEN (5) OLD
FRAMING FOR CARPORT ON ONE SIDE (IN SETBACK &
NOT TO CODE) (6) NO LANDINGS AT EXTERIOR
SIDE OF DOORS (7) UNLEVEL FLOORS
(8) DAMAGED ROOF & CEILING FRAMING
(9) FRONT PORCH CANOPY PULLING LOOSE (10) NO
HEATING SYSTEM (11) DAMAGE TO EXTERIOR SIDING
(12) ROOF UNLEVEL (13) MISSING GRAWL SPACE
SKIRTING (14) DAMAGE TO ELECTRICAL WIRING/DEVICES
(15) TRASH AND DEBRIS INSIDE (16) OPEN WIRING
(17) SOFT FLOORS (18) INTERIOR FINISHES DAMAGED

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.



Signature

Gregory S. Cox

Printed Name

1-14-15

Date



Dangerous Structures Survey Report

Fire Marshal

Case #2076

A. PROPERTY ADDRESS: 1205 E Martin Luther King Jr. St, James, Block 2, Lot 16

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

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 ~~100~~ % of the main structure is considered a loss.
I estimate that ~~50~~ % 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?

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

COMMENTS

unsafe wiring
unsafe roof + truss repair

\$ 12,860 -

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]
Signature

FILED Taylor / DSM
Printed Name/Title

6 JAN 13
Date