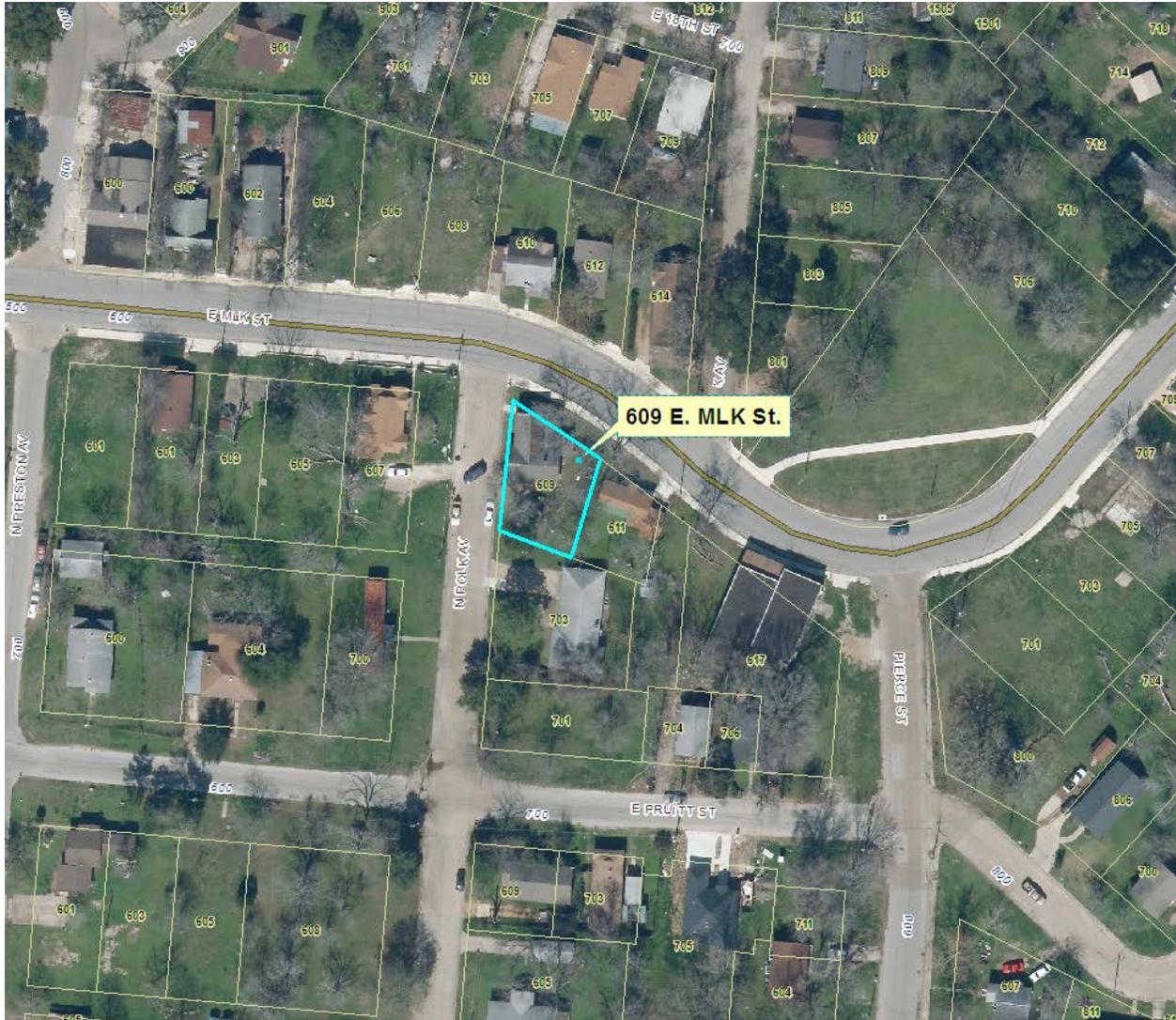


**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

February 23, 2015



Case # 2078 – 609 East Martin Luther King Jr. Street



LEGAL DESCRIPTION: CITY OF BRYAN TOWNSITE, BLOCK 77, LOT 6 & 7 (PTS. OF)

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

PROPERTY OWNER(S): Tamara R. Jackson

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

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** N/A

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 35082
IMPROVEMENT VALUE: \$23,790
YEAR BUILT: 1940
SF OF LIVING AREA: Improvement #1: 744
Improvement #2: 660
CURRENT OWNER SINCE: 11/17/2004
PROPERTY TAXES OWED: \$0

BACKGROUND:

- In June 2014, the Assistant Fire Marshal and Chief Building Official spoke with owner's son about repairs needed to the structure.
- Repairs were never made, so the Chief Building Official scheduled the structure for consideration by the Commission.
- 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 21, 2015.
- City staff met with property owner in early January 2015 and attempts have been made to meet again onsite to go over repairs needed but owner has not been responsive to phone calls and letters sent as of February 4, 2015.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



February 23, 2015

Case #: 2078

Building Address: 609 East Martin Luther King Jr. Street

Record Owner(s): Tamara R. Jackson

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 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:

- secure the building within 30 days.**
- demolish the building 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**
- 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: 01-07-15



Structure has house facing N Polk Street



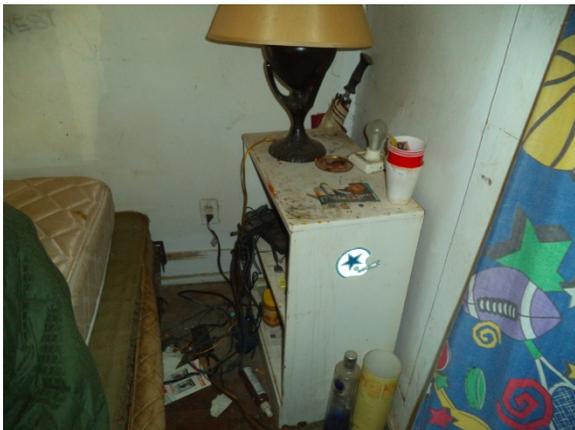
Structure has commercial building facing E. MLK Ramp to street does not meet ADA



Missing porch roof support column and porch Foundation – signs of deflection in roof line



Older Deer Born Gas Heating



Older two prong plug electrical outlets (no ground wire)



Damaged/loose light fixture/fan



Hole in bath room floor, tub faucet supplying water to toilet



Electrical panel



Holes in rotten siding, some structural decay Behind in wall framing/foundation



Electrical service weather head pulling loose, damaged roof and siding.



Damaged siding, building addition supported by tree, rotten framing/foundation



Hole in floor by water heater.



Tree supporting porch roof, roof damaged.



Dangerous means of egress



Damaged porch roof and exterior walls



Dangerous Structures Survey Report

Chief Building Official

Case #2078

A. PROPERTY ADDRESS: 609 E Martin Luther King Jr Street, City of Bryan Townsite, Block 77, Lot 6 & 7 (pts of)

B. SPECIFICATIONS: No. Rooms 8+ No. Stories 1 No. Structures 1

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? 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 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 11.

The building, structure, or a part thereof, is unsecured and open.

Main structure? X Accessory structure? _____

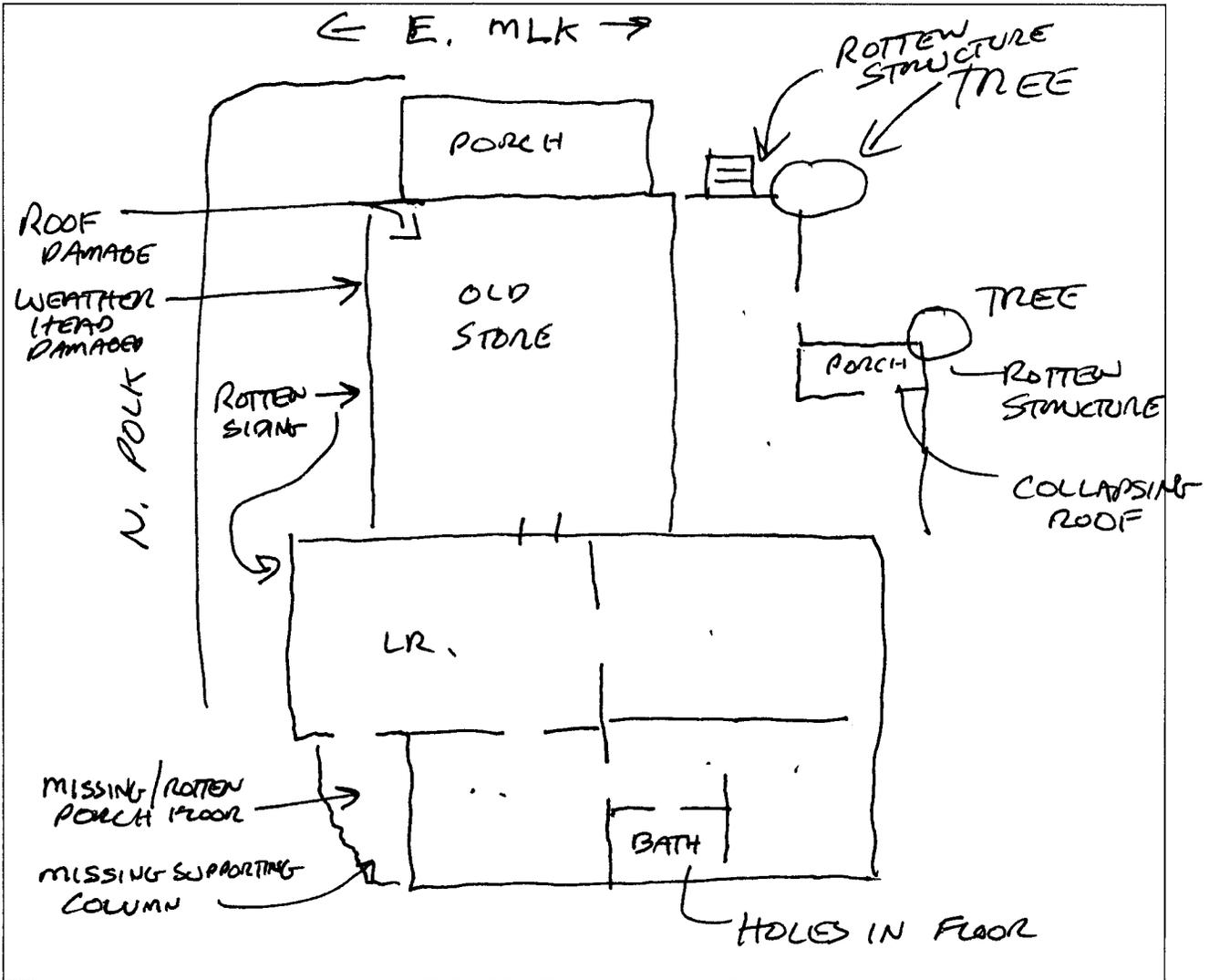
HOUSE

COMMENTS (1) FRONT DOOR OF HOUSE UNSECURED (2) ROTTEN SIDING (3) HOLES IN FLOOR (AT BATH AND AT WATER HEATER) (4) MISSING FRONT PORCH COLUMN (5) DAMAGED EXTERIOR WINDOWS (6) DAMAGED PORCH FLOOR (7) MISSING CRAWL SPACE SKIRTING (8) OLDER TWO PRONG PLUGS (2 WIRE SYSTEM) (9) ROTTEN BATH ROOM FLOOR (10) TOILET NOT WORKING (11) LOOSE ELECTRICAL FIXTURES (12) DAMAGED INTERIOR FINISHES

COMMERCIAL PORTION

(1) ROOF ROT & DAMAGED (2) TWO LOCATIONS WHERE TREES ARE SUPPORTING THE STRUCTURE (3) ROTTEN SIDING (4) WEATHER HEAD MISSING ANCHORS & PULLING THROUGH ROTTEN ROOF (5) MEANS OF EGRESS DOES NOT MEET CODE (6) COLLAPSING PORCH ROOF

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 *[Handwritten Signature]*

Printed Name *Gregory S. Cox*

Date *1-14-15*



Dangerous Structures Survey Report

Fire Marshal

Case #2078

A. PROPERTY ADDRESS: 609 E Martin Luther King Jr Street, City of Bryan Townsite, Block 77, Lot 6 & 7 (pts of)

B. SPECIFICATIONS: No. Rooms _____ No. Stories 1 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?

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?

COMMENTS Rotten walls
unapproved elec system

itane \$9,820 -
Heaven \$23,790 -

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 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

Fred Taylor / DFM
Printed Name/Title

1-20-15
Date