

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

February 23, 2015



Case # 2079 – 1807 Nevada Street



LEGAL DESCRIPTION: SFA #9. BLOCK 29, LOT 13

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

PROPERTY OWNER(S): Norma Butler

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

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** July 31, 2014

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 39731
IMPROVEMENT VALUE: \$28,590
YEAR BUILT: 1950
SF OF LIVING AREA: 864
CURRENT OWNER SINCE: 2/16/2009
PROPERTY TAXES OWED: \$1233.85 (2013)

BACKGROUND:

- In September 2014, City staff noticed a window broken out (unsecured) and the home was vacant.
- Notices were sent to secure the structure and about a hold being placed on utilizes for inspection/meeting with the owner on September 17, 2014.
- Sometime after notice were sent, someone started repairing the home without permits and installed new siding and new illegal non energy code compliant windows. City staff placed a stop work notice on the home on November 5, 2014.
- The home was scheduled for Building and Standards Commission as the work done is not in compliance with adopted codes and the house might not be feasible to repair.
- City staff spoke with and tried to meet with owner on site in January 2015, but the owner called and canceled the meeting.
- 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.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



February 23, 2015

Case #: 2079

Building Address: 1807 Nevada Street

Record Owner(s): Norma Butler

The City's Chief Building Official has requested this Commission hearing to discuss the 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 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 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: 01-06-15



Front of house, debris at curb side



newer siding installed without permits



Newer siding installed without permits, exposed Plumbing, no crawl space skirting



City Red Tag for stop work notice – no permits obtained.



Rear porch – framing and wall damage, damaged gas water heater, door and closet





Interior finish damage



New windows installed without permits, windows Do not meet energy code



New windows, surface mount electrical



Burnt electrical plugs



Newer wall framing



Missing blanks in electrical panel



CITY OF BRYAN
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Dangerous Structures Survey Report

Chief Building Official

Case #2079

A. 1807
PROPERTY ADDRESS: 1807 Nevada Street, SFA #9, Block 29, Lot 13 (TR-249)

B. SPECIFICATIONS: No. Rooms 4 No. Stories 1 No. Structures 1

STRUCTURAL USE

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure(s)

CONSTRUCTION

- Box
- Frame
- Masonry
- Mobile Home

OCCUPANCY

- 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

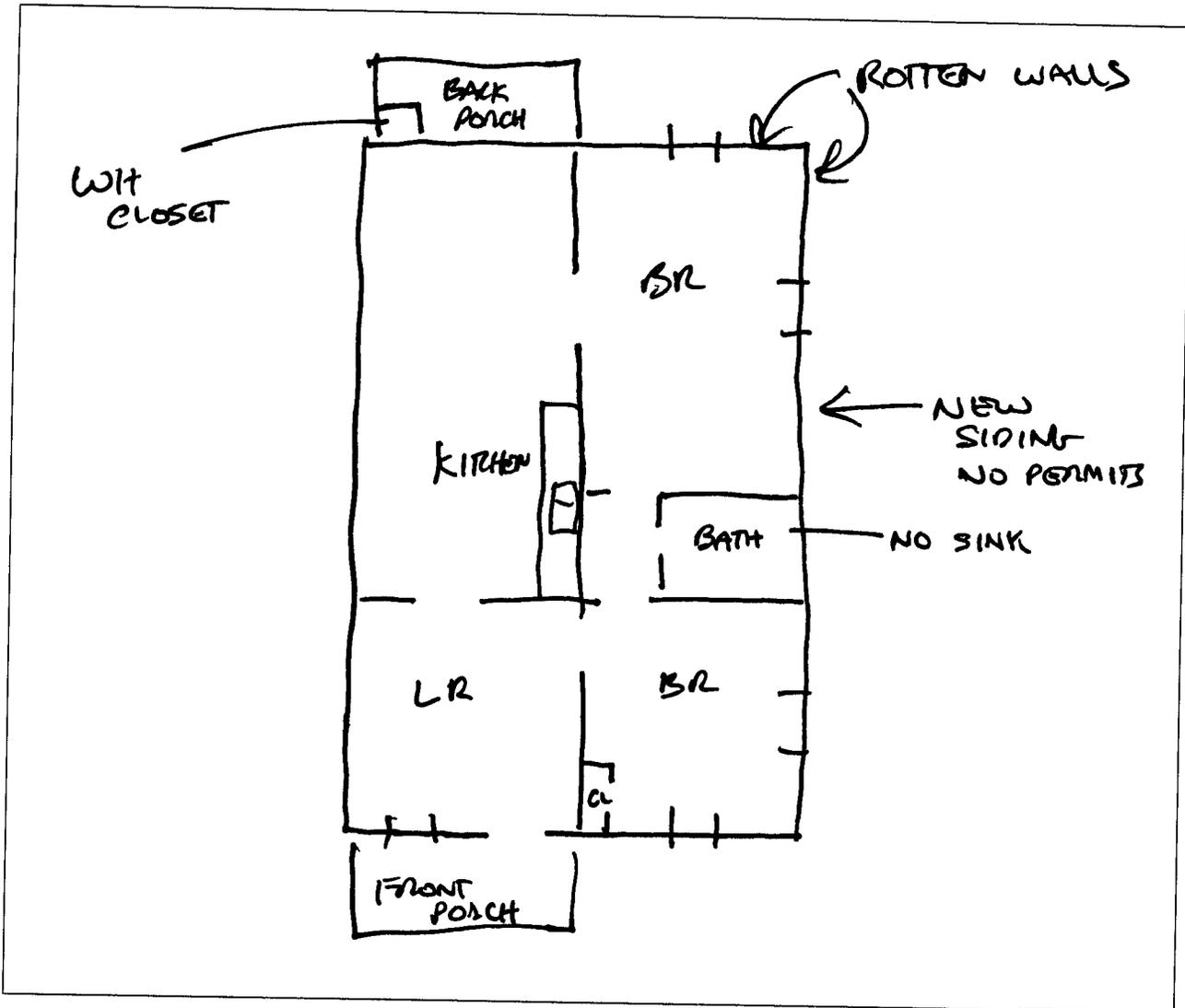
Main structure? Accessory structure?

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) OLDER BOX FRAME CONSTRUCTION - SOME STUD WALLS IN KITCHEN (2) NEW SIDING INSTALLED WITHOUT PERMITS (3) NEW NON-CODE COMPLIANT WINDOWS INSTALLED WITHOUT PERMITS - NEW WINDOWS DO NOT MEET ENERGY CODE.

(4) FRONT PORCH IS DAMAGED, SUPPORTING COLUMNS NOT ANCHORED (LOOSE) (5) ROOF OVERHANGS ARE ROTTEN (6) ROTTEN WALLS (7) NO SINK IN BATH (8) BURNT GFI PLUG IN BATH (9) ELECTRICAL PANEL IN CLOSET, MISSING BLANKS (10) CONSTRUCTION DEBRIS IN OR NEAR STREET (11) PORCH FRAMING IS NOT TO CODE. (12) PORCH ROOF DAMAGED (13) RUSTY ROOF METAL (14) NO CRAWL SPACE SKIRTING (15) BACK PORCH ROOF IS ROTTEN (16) DAMAGED STEPS (17) GAS WATER HEATER NEEDS REPLACING (18) DAMAGED LIGHT FIXTURES

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

Printed Name

GREGORY S. COX

Date

1-14-15



CITY OF BRYAN
The Good Life, Texas Style

Dangerous Structures Survey Report

Fire Marshal

Case #2079

A. PROPERTY ADDRESS: 180⁷ Nevada Street, SFA #9, Block 29, Lot 13.1 (TR-250)

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 60 % 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?

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

COMMENTS Holes in exterior walls
open spaces in elec panels
no approved method of heating
soft walls
missing doors
soft floors
electrical issues
unpermitted construction
26880

D. 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

FRED TAYLOR / JFM
Printed Name/Title

1-6-15
Date