

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**February 23, 2015**



**Case # 2080 – 4503 Laura Lane**



**LEGAL DESCRIPTION:** NORTHWOOD, PH. 4, BLOCK 11, LOT 17

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

**PROPERTY OWNER(S):** Demetria S. Gray & Lewis A. James

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

**ACTIVE UTILITIES:**  yes  no **DISCONNECTED ON:** May 2, 2014

**BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:**

**PROPERTY ID:** 34730  
**IMPROVEMENT VALUE:** \$77,440  
**YEAR BUILT:** 1977  
**SF OF LIVING AREA:** 1893  
**CURRENT OWNER SINCE:** 1/24/2006  
**PROPERTY TAXES OWED:** \$0

**BACKGROUND:**

- Bryan PD served warrants at this address on or around June of 2013 and notified the Fire Marshal's office about the living conditions and electrical hazards. Power was removed until electrical systems were repaired.
- An electrician was hired by the owner, repairs made, inspected and approved. Power was restored around 6/27/13.
- Sometime in 2014, the owner vacated the house.
- Bryan PD notified the Chief Building Official on September 15, 2014 that the house was unsecured and was being vandalized. The City secured the structure and billed/notified the owner. Power was off and holds were placed on utilities due to interior condition of the home.
- Bryan PD reported that the home was unsecured again on November 11, 2014. City staff re-secured the structure.
- Due to interior conditions and home being found unsecured multiple times, the Chief Building Official scheduled the property for consideration.
- Owner has not been responsive to notice sent and has not paid bill for city having to secure the structure.
- 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 #: 2080**

**Building Address: 4503 Laura Lane**

**Record Owner(s): Demetria S. Gray & Lewis A. James**

**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 may feasibly be repaired so that it is no longer in violation of City ordinances.**
- repair of the building is unlikely because no realistic plans for repair have been submitted and/or circumstances exist that will prevent repair of the building.**

**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**



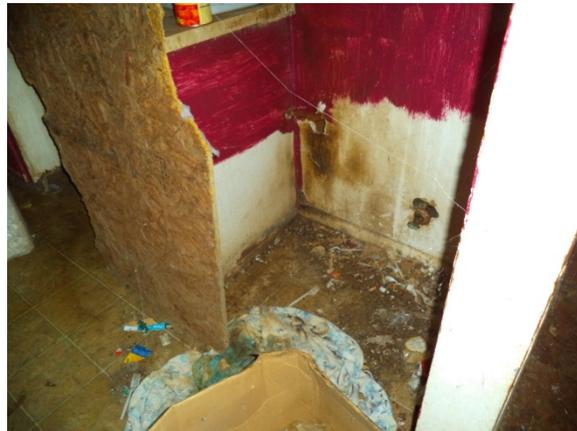
Front of house, enclosed garage



Right side of house, dilapidated fence, trash and debris



Mold and insect infestation



Mold in kitchen roof leak, collapsed ceiling



Damaged interior walls



Hole in interior wall, damaged insulation

Rotten food, trash and debris



Burnt electrical outlet



Trash and debris, burnt strip outlet



Trash, debris, insects, evidence of rodents



Damaged interior walls, missing electrical covers



Bath room, damage to toilet



Trash and debris in rear yard



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# Dangerous Structures Survey Report

Chief Building Official

Case # 2080

A. PROPERTY ADDRESS: 4503 Laura Lane, Northwood, PH 4, Block 11, Lot 17

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?  Accessory structure?

Case # 2080

\_\_\_ 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? \_\_\_

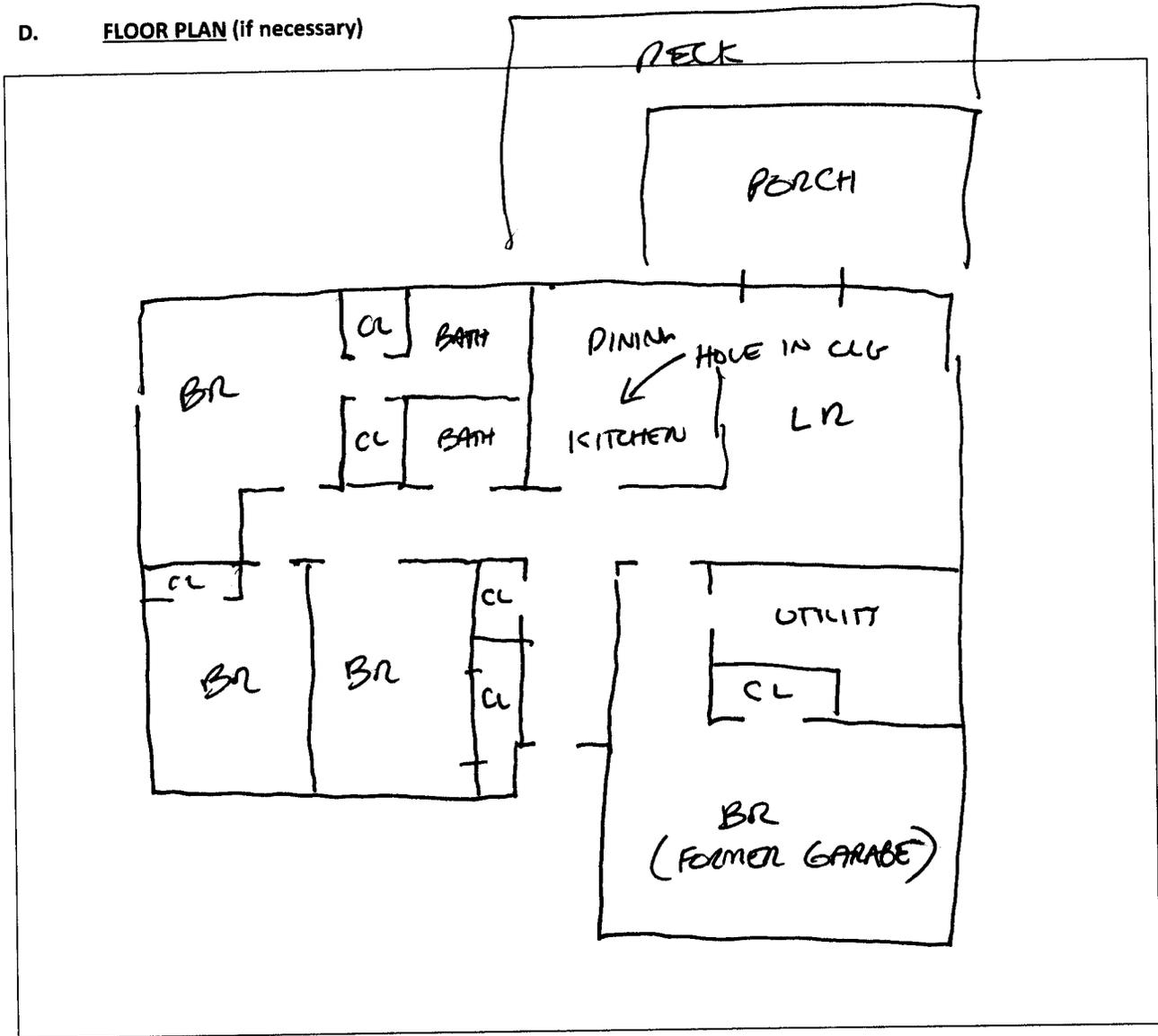
X 09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:  
X Holes or cracks in the floor, exterior wall or roof  
\_\_\_ Loose, rotten, warped or protruding boards  
Main structure? X Accessory structure? \_\_\_

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:  
\_\_\_ 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? \_\_\_

COMMENTS (1) HOUSE HAS BEEN UNSECURED MULTIPLE TIMES  
- CITY HAS HAD TO SECURE (2) TRASH, DEBRIS,  
FOOD, (IN HOUSE) TRASH & DEBRIS IN BACK YARD  
(3) EVIDENCE OF LEAKING ROOF (HOLE IN KITCHEN  
CEILING (4) ROTTEN SIDING, OVERHANGS, ETC,

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.

*Gregory S. Fox*  
Signature

GREGORY S. FOX  
Printed Name

1-14-15  
Date



CITY OF BRYAN  
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# Dangerous Structures Survey Report

Fire Marshal

Case #2080

A. PROPERTY ADDRESS: 4503 Laura Lane, Northwood, PH 4, Block 11, Lot 17

B. SPECIFICATIONS: No. Rooms \_\_\_\_\_ No. Stories 1 No. Structures \_\_\_\_\_

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

**COMMENTS**

Holes in interior walls  
open wiring  
rodents  
mold  
rotten siding

\$ 76,300 --

**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 / DSM  
Printed Name/Title

6 Jan 15  
Date