

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

January 26, 2015



Case # 2069 – 100 S. McCulloch Street



LEGAL DESCRIPTION: Boone's Addition, Lots 12-14

STRUCTURE(S): single-family residence and accessory structure

PROPERTY OWNER(S): Amerson Floyd Henry Etal

**LIENHOLDER(S)/
MORTGAGEEEE(S):**

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** 10/13/06

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 18402
IMPROVEMENT VALUE: \$8,990
YEAR BUILT: 1940
SF OF LIVING AREA: 1023
CURRENT OWNER SINCE: 07/10/2006
PROPERTY TAXES OWED: \$0.00

BACKGROUND:

- The Chief Building Official received a complaint from a property owner in the neighborhood in July of 2014 about the dilapidated condition of the structures on this lot. After an initial visual inspection from the right-of-way, the main structure appeared vacant, in need of repairs, and most of the windows were boarded up.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission were mailed to the listed property owner on November 19 and December 22, 2014.
- Staff never received plans or estimates for repairs, so the Chief Building Official requested that the property be scheduled for consideration by the Commission.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



January 26, 2015

Case #: 2069

Building Address: 100 S. McCulloch Street

Record Owner(s): Amerson Floyd Henry Etal

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: 12-03-14



Out of plumb wall/columns



Rotten wall, loose siding exposing 1X12 box frame



Exposed Romex wiring



Damaged/deteriorating floors (hammer is plugging a hole)



Electrical wiring exposed



boarded and damaged windows/walls



Collapsed ceiling finish from roof leaks



Damaged wall from roof/wall leaks



Outdated electrical



Collapsed ceiling finish from roof leaks



Un even roof deck, indicating structural and foundation issues.



Exposed illegal Romex wiring at electrical panel



Exposed 1X12 boxed frame with deterioration



Damaged exterior siding and trim

Storage Building



Damaged sheet metal siding



Debris, framing not to code





Dangerous Structures Survey Report

Chief Building Official

Case #2069

A. PROPERTY ADDRESS: 100 S McCulloch Street, Boone's, Lot 12 & 13 & 14' of 11

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:

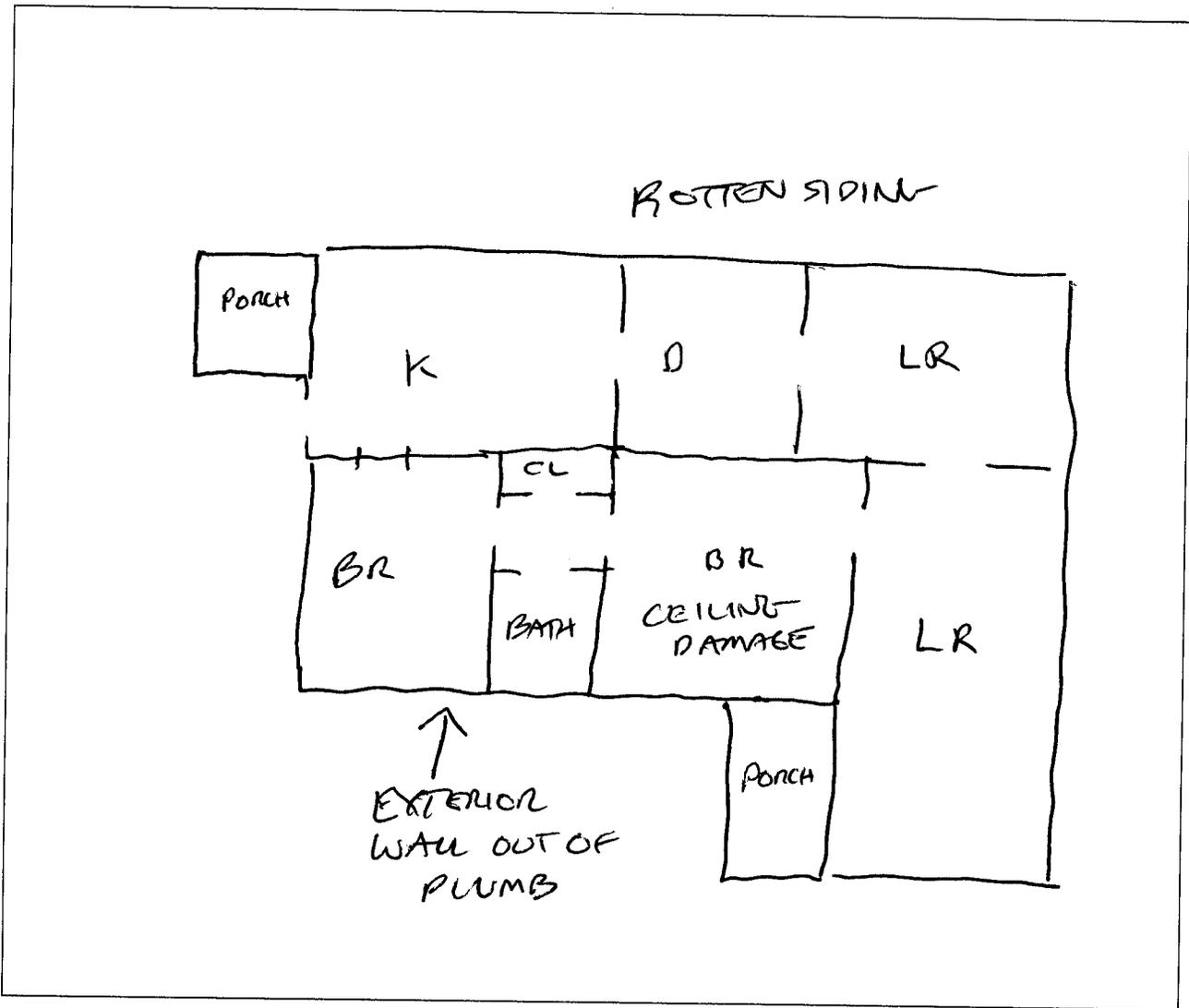
- light
- ventilation
- sanitation facilities

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

COMMENTS (1) NEIGHBOR COMPLAINED (2) HOUSE HAS BOARDED WINDOWS, SIDING DAMAGE, ROOF DAMAGE, ETC. (3) DAMAGED INTERIOR FINISHES (4) PLUMBING NOT TO CODE, UNSUPPORTED PVC PIPE, (5) ELECTRICAL NOT TO CODE, EXPOSED ROMEX (6) HOLES IN WALLS, FLOOR, CEILINGS (7) ^{EXPOSED} WIRING (8) DAMAGED WINDOWS (9) MISSING ELECTRICAL OUTLET COVERS (10) CEILING DAMAGE (11) EXPOSED WIRING AROUND ELECTRICAL PANEL (12) ORIGINALLY BOX FRAME - MAY HAVE A LOT OF ROT IN WALLS (13) DAMAGED OVER HANGS, NO DRIP EDGE (14) ACCESSORY STRUCTURE - DAMAGED INTL SIDING (15) EVIDENCE OF ROOF LEAKS

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. Cox
Signature

GREGORY S. COX
Printed Name

12-10-14
Date



CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Fire Marshal

Case #2069

A. PROPERTY ADDRESS: 100 S McCulloch Street, Boone's, Lot 12 & 13 & 14' of 11

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

STRUCTURAL USE

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure

CONSTRUCTION

- Box
- Frame
- Masonry
- Mobile Home

OCCUPANCY

- 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 20% of the main structure is considered a loss.
I estimate that 20% 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?

