

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

July 27, 2015



Case # 2114 – 1409 George Street



LEGAL DESCRIPTION: Castle Heights, Block 7, Lot 14

STRUCTURE(S): single-family residence

PROPERTY OWNER(S): Latitude Properties LLC

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

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** No record

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 21399
IMPROVEMENT VALUE: \$2120
YEAR BUILT: 1985
SF OF LIVING AREA: 784
CURRENT OWNER SINCE: 2014
PROPERTY TAXES OWED: \$0.00

BACKGROUND:

- No permits appear in City records since 1999, when a courtesy inspection was turned in for possible work without a permit on this property.
- Fire Marshal's office received a tenant complaint from 1409 George Street on April 14, 2015. While a building inspector and Deputy Fire Marshal were inspecting that home, the tenant at 1407 George Street also complained about mold and roof leaks on that structure, which is owned by the same property owner.
- The Chief Building Official received another complaint from tenant of 1407 George Street on May 4, 2015, complaining of mold and roof leaks and that she could no longer stay in the home for health reasons.
- Building Services and Deputy Fire Marshal inspected home with tenant's permission on May 6, 2015 and observed area just inside front door where owner had removed the ceiling, sheetrock, and had new sheetrock on site to repair the ceiling. The roof truss ends in this area had rot and decay. No city permit had been obtained for repairs.
- The Chief Building Official notified BTU to put a hold on utilities; the property owner was notified in writing on May 6, 2015.
- The Chief Building Official spoke with owner by phone on May 7, 2015. Owner did not agree that the damage to the roof truss was significant enough for an engineer to be involved. After the Chief Building Official and Deputy Fire Marshal met, it was decided that the home was not feasible for repairs and needed to be scheduled for the Building and Standards Commission consideration.
- Notices that the property has been scheduled for consideration by the Building and Standards Commission were mailed to the property owner on April 6 and May 18, 2015.
- City staff met with owner on May 27, 2015 on site to re-inspect structures at 1407 and 1409 George Street, and went over requirements for repair and for utility hold to be released. The owner was

reminded that the structure had been scheduled for the July Building and Standards Commission hearing and was advised that he could still submit plans, estimates, and a time line for repairs.

- The Chief Building Official e-mailed copies of previously sent letters to the owner describing the issues found on the property (see attachments), so that the owner could get estimates for repairs.

ATTACHMENTS:

1. staff recommendation
2. pictures
3. letters from Chief Building Official to property owner
4. dangerous structures survey reports

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



July 27, 2015

Case #: 2114

Building Address: 1409 George Street

Record Owner(s): Latitude Properties LLC

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 not be feasibly repaired in compliance with City ordinances.**
- the manufactured home may not be safely moved from the property to another location.**

The City recommends that the Commission issue an order to the owner, lienholder, or mortgagee to:

- demolish the building and remove the building 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:



Front of home



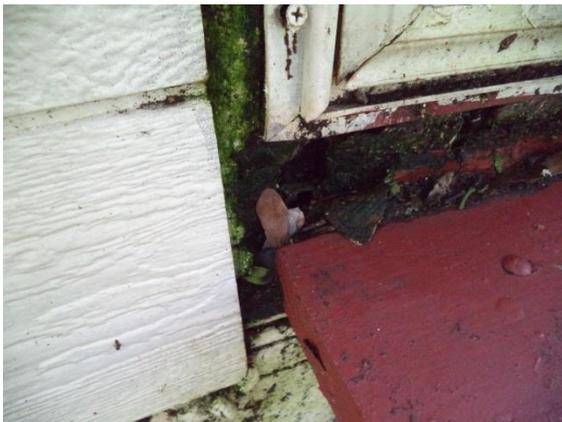
Rotten siding



Lower edge of siding rotten, previous repairs
No landing at back door



Rotten siding and trim, rotten structure visible



Rot under door



previous siding repairs



Floor removed at bath room, work w/o permits



Hole in wall next to toilet



Loose tie down anchors and trash under home



Rotten eaves



Previous floor repairs without permits



Damaged electrical outlet

Limited Inspection Results from 4-14-15 and 5-5-15

(Please know the city strives to provide factual and accurate information, the inspection list below is not complete inspections of all possible violations– other violations or hazards may exist that are covered by furniture, skirting, finishes, etc.)

1407 George- 1979 Manufactured Home – Tenant Occupied (Sariana Amadeo -979-574-XXXX)

1. Ceiling removed above front door on inside, missing insulation, rotten roof trusses
2. Exposed wiring above electrical panel in bedroom, missing blanks in electrical panel
3. Water heater not accessible for inspection.
4. Reports of mold issues by tenant
5. Junction box for exterior HVAC unit has damaged electrical cord missing /exposed electrical
6. Front porch/deck and back landing/steps have some damage and need replacement or repairs to meet code.
7. Signs of roof leaks at ceilings in various locations.

Tenant reported not all heaters / A/C units work, mold issues, and not all the electrical plugs work, wall and ceiling damage due to leaks

1409 George - 1985 Manufactured Home – Tenant Occupied (Theresa Wallace – 979-200-XXXX)

8. Front bedroom light switch does not work.
9. Soft spot in floor of kitchen.
10. Hole in floor in bathrooms.
11. Holes in walls in hall bath room.
12. Tub was being installed and floor repaired without permits.
13. Patches to sheetrock in ceiling. Unknown if roof leaks.
14. No GFCI in bathrooms or panel.
15. Vent fan in front bathroom falling out of ceiling.
16. S/D in living room not operational.
17. Soft/loose walls.
18. Home has been resided.
19. Dead front is loose on electrical panel on meter pole.
20. Water standing under mobile home
21. Loose tie down anchors/some CMU blocks supports are leaning/overturning
22. Damaged or missing crawl space skirting
23. Steps and landings at exterior doors need replacement or repairs to meet code
24. Mold on wall under kitchen sink
25. Water heater not accessible for inspection.

Tenant reported that heat did not work until February, not all the light fixtures work and some of the electrical outlets are loose in the walls. Hole in bath room wall.

May 12, 2015

TO: Latitude Properties (c/o Adam Keller)
PO Box 10322
College Station, Texas 77842

RE: 1407 and 1409 George - Notice of Violations, Structural Concerns, etc.

Dear Mr. Keller,

As you are aware the tenants at the addresses above contacted the city with concerns related to health and safety. The City of Bryan responds to these complaints by sending out staff from the Fire Marshal's Office and a building inspector from the Building Department. Attached is a list of some observations made that need attention.

On May 5th, city staff observed work being doing without the required permits obtained for the bath room remodel (floor and tub replacement) at 1409 George and ceiling repairs at 1407 George. This is a violation of the adopted residential building code (2009 international Residential Code Section R105.1):

**SECTION R105
PERMITS**

R105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

A building permit needs to be applied for each address as soon as possible. Attached are building permit applications for your use and information on repairing manufactured homes and city requirements.

One observation made is that both structures have some form of structural damage and deterioration in several places, most notably around exterior doors, windows, and at the trusses that were visible on May 5th in 1407 George. City policy is to require that a Texas licensed manufactured home remodeler or retailer, a Texas licensed engineer, or a Texas licensed architect, submit a report on the structural condition of the home and what repairs are needed to make the home safe. After structural repairs are made a follow up report by the

licensed person is required stating all structural repairs have been made and the home is safe to occupy. Structural repairs are those repairs to the floor structural system, wall framing and roof framing systems. This does not include repairs to finishes or mechanical, electrical or plumbing systems. Repairs to mechanical, electrical, and plumbing systems are required to be done by state licensed subcontractors per city ordinances and state law.

The city discussed the issues observed with you and there was some disagreement what the city was requiring for repairs and on observations of the condition of the homes. After discussing with the Fire Marshal's office, the city believes the best route to take is to take both structures before City of Bryan Building and Standards Commission as the structures are in violation of one or more of the minimum building standards specified in the City of Bryan Code of Ordinances Sections 14-224 and 14-225. This process allows the owner to present evidence on how he or she feels the structures are safe and /or how the structures can be repaired and made safe per city codes. The commission is made up of citizens of Bryan and not city employees. City staff will also present evidence at the hearing and a recommendation for vacating, repairing, and or demolishing based on the city ordinances. The next available hearing is July 20th 2015. More information will be sent to you on this in the coming weeks.

Through this process, it is recommended that we meet again to look at the structures together, and that you prepare a plan, estimates, and timeline for the repairs to be done and return those to our office as soon as possible for review. If you still feel the the structures are safe as they exist, you are welcome to submit evidence before hand for staff review or to the commission at the hearing.

Please be advised that the work without permits needs to stop until a repair order is issued by the commission and all building permits, electrical permits, etc. can be issued.

Lastly, the city has placed a hold on utilities where once the power is turned off that prevents power from being turned back on until repairs and new certificate of occupancies are obtained.

Please feel free to contact me if any concerns or questions.

Sincerely,

Gregory S. Cox, CBO
Chief Building Official
Development Services, City of Bryan
www.bryantx.gov
gcox@bryantx.gov
979-209-5031 office
979-209-5035 fax

Cox, Gregory

From: Cox, Gregory
Sent: Tuesday, June 02, 2015 4:48 PM
To: 'adamakeller@gmail.com'
Cc: McKinzie, Charmaine
Subject: repairs for 1407 and 1409 George



1409 George city requested rep... 1407 George city requested rep...

Mr. Keller, attached please find a list of what we see as needing repairs.

You may use these to prepare estimates for repairs.

Please call or email if any questions. I will send additional information on the process.

Gregory S. Cox, CBO
Chief Building Official
Development Services, City of Bryan
www.bryantx.gov
gcox@bryantx.gov
979-209-5031 office
979-209-5035 fax

If you have recently done business with our department, please take a moment to complete our on-line [Customer Service Survey](#).

1407 George

City requested repairs to bring home into code compliance (repair permits can only be issued if repair order is obtained from Building and Standards Commission):

Please use the following for estimates:

- Additional inspections needed once interior finishes / crawl space skirting is removed.
- Obtain building permit and remove all interior wall finishes at exterior walls and ceiling finishes where water stains are present for engineer's assessment
- Repair all damaged wall and ceiling framing (need engineer's report prior to covering repairs)
- Replace or repair and re seal exterior windows
- Replace and or repair central heating system or add dedicated outlets for window / wall A/C units with heat - engineer needs to look at opening in rear bedroom for window unit
- Electrician to pull permit and repair electrical as needed, add GFI outlets or circuits for bath rooms and kitchen, add arc fault breakers for other outlets.
- Add wired and interconnected smoke detectors with carbon monoxide detection if gas service and appliances remain
- Install new tub surround
- Repair all floors, including under water heater
- Plumber to obtain permit for any needed repairs, repairing of water lines to water heater, etc.
- Crawl space skirting needs to be removed to check all anchors, if loose or missing anchors a licensed manufactured home installer needs to re install the home.
- New landings, steps, handrails, and guardrails installed per code
- The roof needs to be repaired or re coated
- Patch/repair any holes in exterior siding
- Licensed electrician to replace broken / damaged light fixtures and electrical outlets
- Repair belly pan (underfloor insulation and cover) under home
- Licensed plumber to check all plumbing under home and repair as needed.
- Obtain framing, electrical and plumbing approval and re-insulate exterior walls.
- Install new wall, ceiling, and floor finishes
- Reinstall approved crawl space skirting

Please know the sender of this notice strives to provide only factual and accurate information. Any errors or omissions not identified, as a result of the contents of this email, does not relieve full compliance with all City of Bryan adopted Codes and Ordinances, State, and Federal laws. Additional inspections may find that additional repairs are needed.

1409 George

City requested repairs to bring home into code compliance (permits can be only be issued if repair order is obtained from Building and Standards Commission):

Please use the following for estimates:

- Additional inspections needed once exterior siding / crawl space skirting is removed.
- Obtain building permit and remove all exterior siding for engineer's assessment
- Repair all damaged wall framing (need engineer's report prior to covering repairs)
- Replace or repair and re seal exterior windows
- Replace and or repair central heating system – make sure working properly
- Electrician to pull permit and repair electrical as needed, add GFI outlets or circuits for bath rooms and kitchen, add arc fault breakers for other outlets.
- Add wired and interconnected smoke detectors with carbon monoxide detection if gas service and appliances remain
- Install new tub surround
- Repair all floors, including under water heater
- Plumber to obtain permit for any needed repairs, repairing of water lines to water heater, etc.
- Crawl space skirting needs to be removed to check all anchors, if loose or missing anchors a licensed manufactured home installer needs to re install the home.
- New landings, steps, handrails, and guardrails installed per code
- The roof needs to be checked for any needed repairs
- Licensed electrician to replace broken / damaged light fixtures and electrical outlets
- Repair belly pan (underfloor insulation and cover) under home
- Licensed plumber to check all plumbing under home and repair as needed.
- Repair all wall, ceiling, and floor finishes were needed
- Reinstall approved crawl space skirting
- Obtain new tags with manufactured home label and re-install on exterior

Please know the sender of this notice strives to provide only factual and accurate information. Any errors or omissions not identified, as a result of the contents of this email, does not relieve full compliance with all City of Bryan adopted Codes and Ordinances, State, and Federal laws. Additional inspections may find that additional repairs are needed.



CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Chief Building Official

Case # 2114

A. PROPERTY ADDRESS: 1409 George Street, Castle Heights, Block 7, Lot 14

B. SPECIFICATIONS: No. Rooms 4-5 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 AND 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?

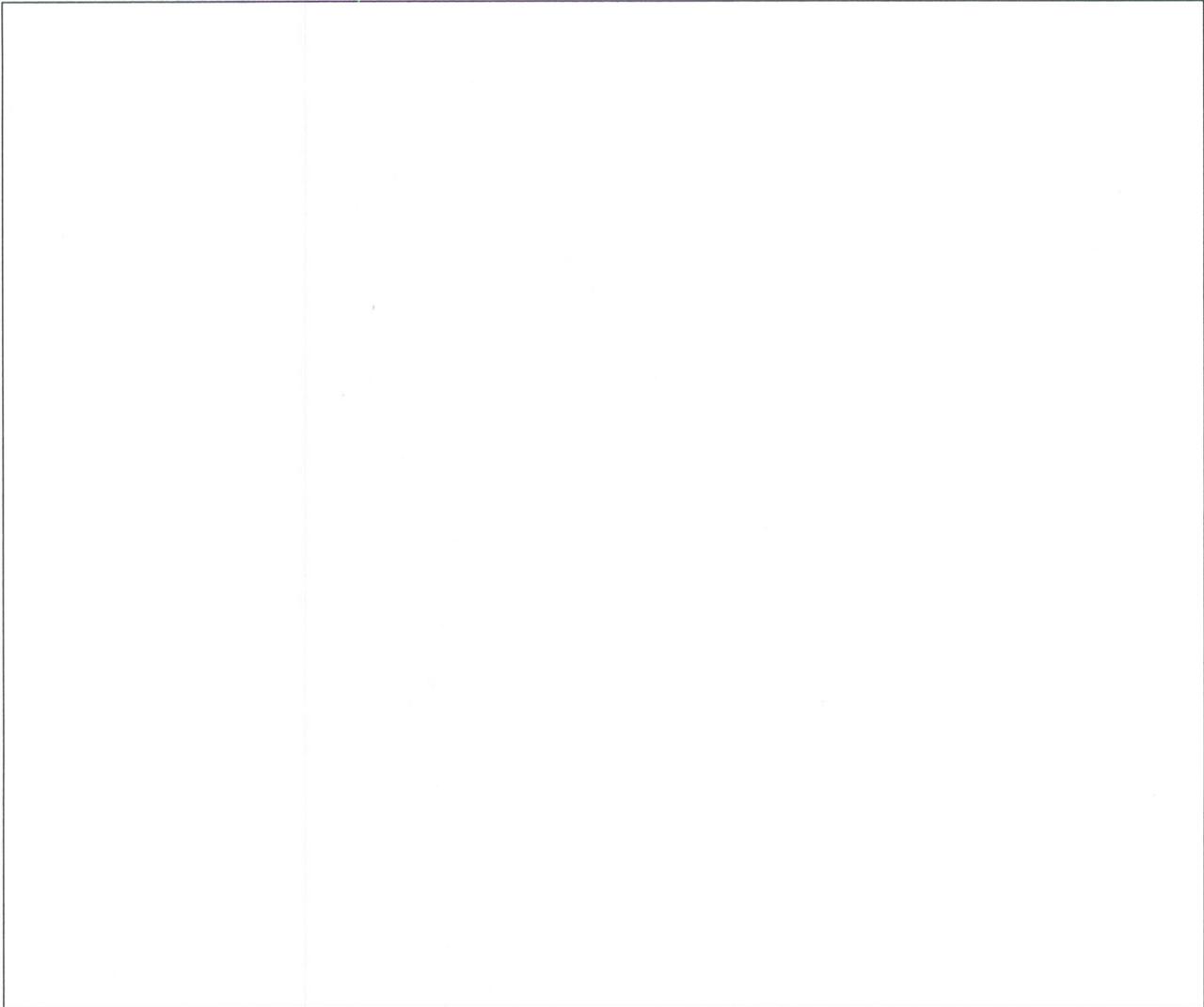
07. The structure is unsanitary, unfit for human habitation, or likely to cause sickness due to damage, deterioration, or inadequate design/construction. Specifically the structure does not meet the city's requirements for:

- 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. Exterior siding is rotten and needs replacing, may have caused structural rot and deterioration to the structural framing. 2. Exterior walls are loose around exterior doors and windows – rotten framing 3. State tags are missing 4. Evidence of previous siding repairs 5. Rear landing and steps do not meet code. 6. There are loose anchors and tie down straps under home 7. Rear porch light is missing cover 8. Some foundation blocking is overturning – by back door 9. Evidence of previous sub floor repairs 10. Loose electrical outlets 11. Light switch in front bedroom is damaged, light fixture does not work 12. Missing sheetrock next to toilet in hall bath, damaged finishes and framing. 13. Tub surround is missing 13. Owner had replaced subfloor under bath tub without permits 14. Extension cords 15. Missing covers on interior light fixtures 16. Water heater power supply not properly connected 17. Water heater plumbing not to code 18. Damaged sewer clean out cap at exterior. 18. Floor damage in bothc bath rooms, soft floors in kitchen, hall, etc. 19. Damaged interior finishes 20. No GFI outlets in bath rooms or panel 21. Water standing under home 22. Tenant reported that heater did not work until February, home does have central heat and air

FLOOR PLAN (if necessary)



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

Printed Name

CAROLYN S. COX

Date

6-9-15



Dangerous Structures Survey Report

Fire Marshal

Case # 2114

A. PROPERTY ADDRESS: 1409 George Street, Castle Heights, Block 7, Lot 14

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

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

COMMENTS

soft walls
soft floors
hole in floor
blocked exits

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

SERED TAYLOR / DFM
Printed Name/Title

6-10-15
Date