

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

July 27, 2015



Case # 2116 – 321 Waco St



LEGAL DESCRIPTION: SFA #10, Block 13, Lot 8

STRUCTURE(S): single-family residence

PROPERTY OWNER(S): Heirs of Matt Jefferson

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

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** Sept 22, 2005

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 40005
IMPROVEMENT VALUE: \$4260
YEAR BUILT: 1935
SF OF LIVING AREA: 1444
CURRENT OWNER SINCE: 2002
PROPERTY TAXES OWED: \$0.00

BACKGROUND:

- Permit history: Plumbing permit obtained in 1998; no other permits on file since at least 1998.
- City Code Enforcement had previously notified owner to secure home.
- City staff noticed the home was again unsecured on April 7, 2015. The Chief Building Official viewed the house from the street and determined that the home may not be feasible for repairs and scheduled the structure for consideration by the Building and Standards Commission.
- Notice was mailed to the owner of record to secure the home on April 8, 2015.
- Notice was mailed to the owner of record that there would be hold put on the electric on April 8, 2015.
- City staff met with a granddaughter of the original owner on June 8, while serving the administrative search warrant to inspect the structure for the July 2015 Building and Standards Commission hearing. The granddaughter relayed that the she wanted to demolish the home as it was too far damaged for repairs.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission were mailed to the property owner on May 11, 2015 and June 27, 2015.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



July 27, 2015

Case #: 2116

Building Address: 321 Waco St

Record Owner(s): Heirs of Mattie A Jefferson

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 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:



Front of house



Front porch, roof damage



Front/side, open eaves



Brick veneer pulling loose



Rear of house – open walls, damaged siding



Rotten threshold/floor at side exterior door



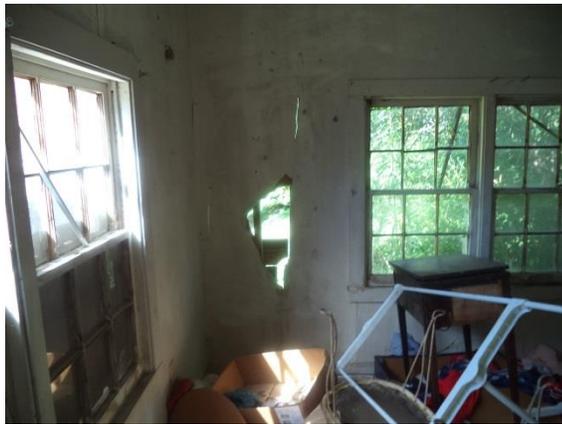
Ceiling finishes pulled loose, previous fire damage



Roof framing not to code, previous fire
Damage not repaired properly



Charred roof framing joist, rafters, decking



Holes to exterior



Mold – from roof leaks



Inadequate ceiling / roof support



Dangerous Structures Survey Report

Chief Building Official

Case #2116

A. **PROPERTY ADDRESS:** 321 Waco Street, SFA#10, Block, Block 13, Lot 8

B. **SPECIFICATIONS:** No. Rooms 7 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:

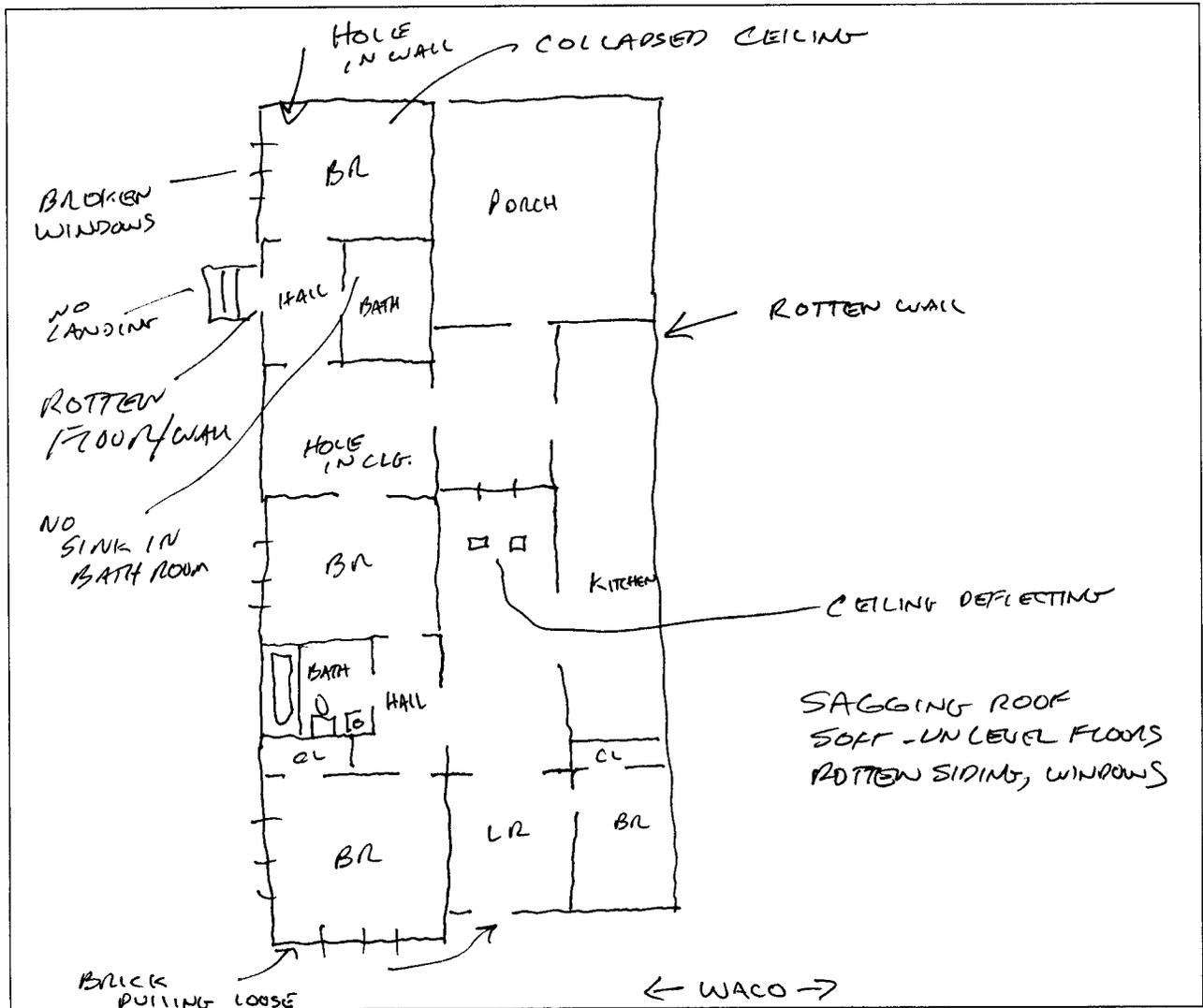
light
 ventilation
 sanitation facilities

Main structure? Accessory structure?

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). Foundation needs repairs, un level floors, etc. 2). Brick veneer on front of home is damaged and pulling loose. Rotten walls behind. 3). Siding needs repairs, some rotten areas. 4). Missing or damaged crawl space skirting 5). Damaged or rotten framing is visible in some areas behind damaged siding 6). Some rotten / damaged overhangs and fascia board 7). Broken/damaged/boarded windows 8). Floor at rear side door is rotten, door is damaged 9). Some sheetrock missing at interior 10). Trash and debris inside 11). Evidence of roof leaks/ mold. 12). Evidence of previous fire damage in attic 13). Ceiling finish has collapsed in some rooms 14). Holes in interior and exterior walls 15). Mold in many rooms 16). Damaged light fixtures 17). Ceiling deflecting in some areas 18). Roof is un level, needs replacing – needs deck and structural repairs. 19). Gas space heaters used for heating

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.

[Handwritten Signature]
Signature

GREGORY S. CIA
Printed Name

6-9-15
Date



Dangerous Structures Survey Report

Fire Marshal

Case #2116

A. PROPERTY ADDRESS: 321 Waco Street, SFA#10, Block, Block 13, Lot 8

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 100% 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

Rotten floors
 Sagging roof
 open wires
 Rotten walls
 open ceilings

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.


FRED TAYLOR / DSM
6-10-15

Signature Printed Name/Title Date