

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**July 27, 2015**



**Ponderosa Mobile Home Park – 903 Beck Street #6 and #8  
(Case #2118 and #2119)**



**LEGAL DESCRIPTION:** Roberts. Lot 13-14 & 19-20 & 24-25

**STRUCTURE(S):**  single-family residences

**PROPERTY OWNER(S):** Case # 2118 – 903 Beck St # 6: Rupert Green  
Case # 2119 – 903 Beck St #8: Rupert Green

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

**ACTIVE UTILITIES:**

Case # 2118 (#6)  yes  no **DISCONNECTED ON:** Current

Case # 2119 (#8)  yes  no **DISCONNECTED ON:** Current

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

**CASE # 2118 – 903 Beck St # 6:**

**PROPERTY ID:** 86463  
**IMPROVEMENT VALUE:** \$970  
**YEAR BUILT:** 1972  
**SF OF LIVING AREA:** 600  
**CURRENT OWNER SINCE:** 1994  
**PROPERTY TAXES OWED:** \$66.60 (2013-2014)

**CASE # 2119 – 903 Beck St #8:**

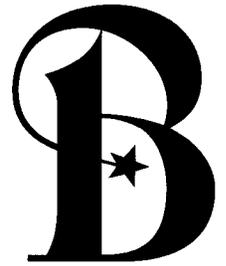
**PROPERTY ID:** 53196  
**IMPROVEMENT VALUE:** \$1750  
**YEAR BUILT:** 1979  
**SF OF LIVING AREA:** 728  
**CURRENT OWNER SINCE:** 1995  
**PROPERTY TAXES OWED:** \$120.12 (2013-2014)

## **BACKGROUND:**

- In 2008 the City Council communicated to staff that enforcement of the manufactured housing park ordinance and the removal of unsafe/damaged homes from the parks doing business in Bryan was of high priority.
- The last time Ponderosa Mobile Home Park, which has also been called Rupert Green MHP, Davis Trailer Park and 3D Trailer Park, was licensed to legally operate in Bryan was in 2001. Mr. Green appears to have owned the property since 1994.
- The owner has been notified several times that the park is not in compliance with city ordinance that regulates mobile home parks. Written notices to meet with city staff about the park license have been ignored.
- Permit History: 2012 electrical permits for #6 and #8; after notification that service poles were rotten owner had an electrician replace service poles. No other permits on file since at least 1998.
- The building official and assistant fire marshal are concerned about the condition of these structures, which are both tenant occupied, scheduled them for consideration by the Building and Standards Commission.
- On January 28, 2013, the Building and Standards Commission ordered two other structures in this former mobile home park to be demolished (#1 and #7). Later that year, the City's contractor demolished both structures.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission were mailed to the property owner on April 6, 2015 and May 18, 2015.

## **ATTACHMENTS:**

1. notice to property owner asking for meeting
2. staff recommendation for each case
3. pictures for each case
4. dangerous structures survey reports for each case



**CITY OF BRYAN**  
*The Good Life, Texas Style.™*

## PLANNING AND DEVELOPMENT SERVICES

VIA CERTIFIED AND FIRST CLASS MAIL  
RETURN RECEIPT REQUESTED

January 29, 2015

GREEN RUPERT  
%GREEN RONNIE  
12821 ROBIN DRIVE  
COLLEGE STATION TX 77845-9567

**LOCATION: 903 BECK STREET, ROBERTS, LOT 13-14 & 19-20 & 24-25 (PTS OF)  
"PONDEROSA MHP"**

**RE: MEETING REQUEST**

Dear Owner,

Back in 2012 we sent you a letter out letting you know that your park license had been denied for the following reason:

- The property does not meet the minimum requirements specified in City Ordinance Chapter 74.

Deficiencies include, but not limited to:

Failure to maintain required license- It shall be unlawful for any person to operate any manufactured/mobile home park within the limits of the city unless he or she holds a valid license issued annually by the chief building official in the name of such person for the specific manufactured/mobile home park. (Sec 74-33)

Inadequate streets / driveways - All streets shall be provided with a smooth, hard and dense surface which shall be durable and well drained under normal use and weather conditions. (Sec 74-81)

Inadequate parking- Off-street parking areas or on-street parking lanes shall be provided for the use of park occupants and guests. Such areas shall:

- (1) Be furnished at a rate of at least 1 1/4 car spaces for each manufactured/mobile home lot.
- (2) Be located within a distance of 200 feet from the manufactured/mobile home to be served, unless other vehicular access is

provided. (Sec 74-79)

Inadequate supervision and generally poor or unsafe physical conditions - The person to whom a license for a manufactured/mobile home park is issued shall operate the manufactured home park in compliance with this chapter and shall provide adequate supervision to maintain the manufactured/mobile home park, its facilities and equipment in good repair and in a clean and sanitary condition. The manufactured/mobile home park management shall notify park occupants of all applicable provisions of this chapter and inform them of their duties and responsibilities under this chapter.

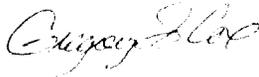
(b) The manufactured/mobile home park management shall supervise the placement of each manufactured/mobile home on its manufactured/mobile home stand.

(c) The manufactured/mobile home park management shall maintain a register containing the names of all manufactured/mobile home park occupants identified by lot number or street address. Such register shall be available to any authorized person inspecting the manufactured/mobile home park. (Sec 74-83)

A park plan showing lot locations, paved parking, paved driveway, etc. needs to be submitted for approval.

This letter serves as notice for you to **contact Building Services within ten (10) days from the receipt of this letter, to make an appointment to discuss the above property.**

Sincerely,



Greg Cox,  
Chief Building Official

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**July 27, 2015**

**Case #: 2118**

**Building Address: 903 Beck St # 6**

**Record Owner(s): Rupert Green**

**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 is occupied and poses a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated.**
- the building may not be feasibly repaired in compliance with City ordinances.**
- the mobile home is too damaged to 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:**

- vacate the building within 30 days.**
- secure the building from unauthorized entry within 30 days.**
- demolish the building and remove the debris within 60 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: (Case 2118 – 903 Beck Street #6)**



Front of home



Front steps missing landing, handrails, etc.  
Front door damaged, threshold rotten, floor rot



Evidence of previous roof leaks



Damaged light fixture, exposed wiring



Bedroom windows blocked by window A/C units



Back door damaged – upside down



Rotten floor at back door



Exposed wall cavity by washer, multi-plug adaptor



Hole in closet wall, exposed wires



Illegal electrical, open joints outside of approved Boxes – open walls



Illegal wiring below electrical panel



Evidence of roof leaks



Exposed wiring at interior heater disconnect



Rear door damaged, no steps or landing



Bedrooms blocked by window AC units



Heater not functional



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# Dangerous Structures Survey Report

Chief Building Official

Case #2118

A. PROPERTY ADDRESS: 903 Beck Street, Ponderosa MHP, Space 6

B. SPECIFICATIONS: No. Rooms 3 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:

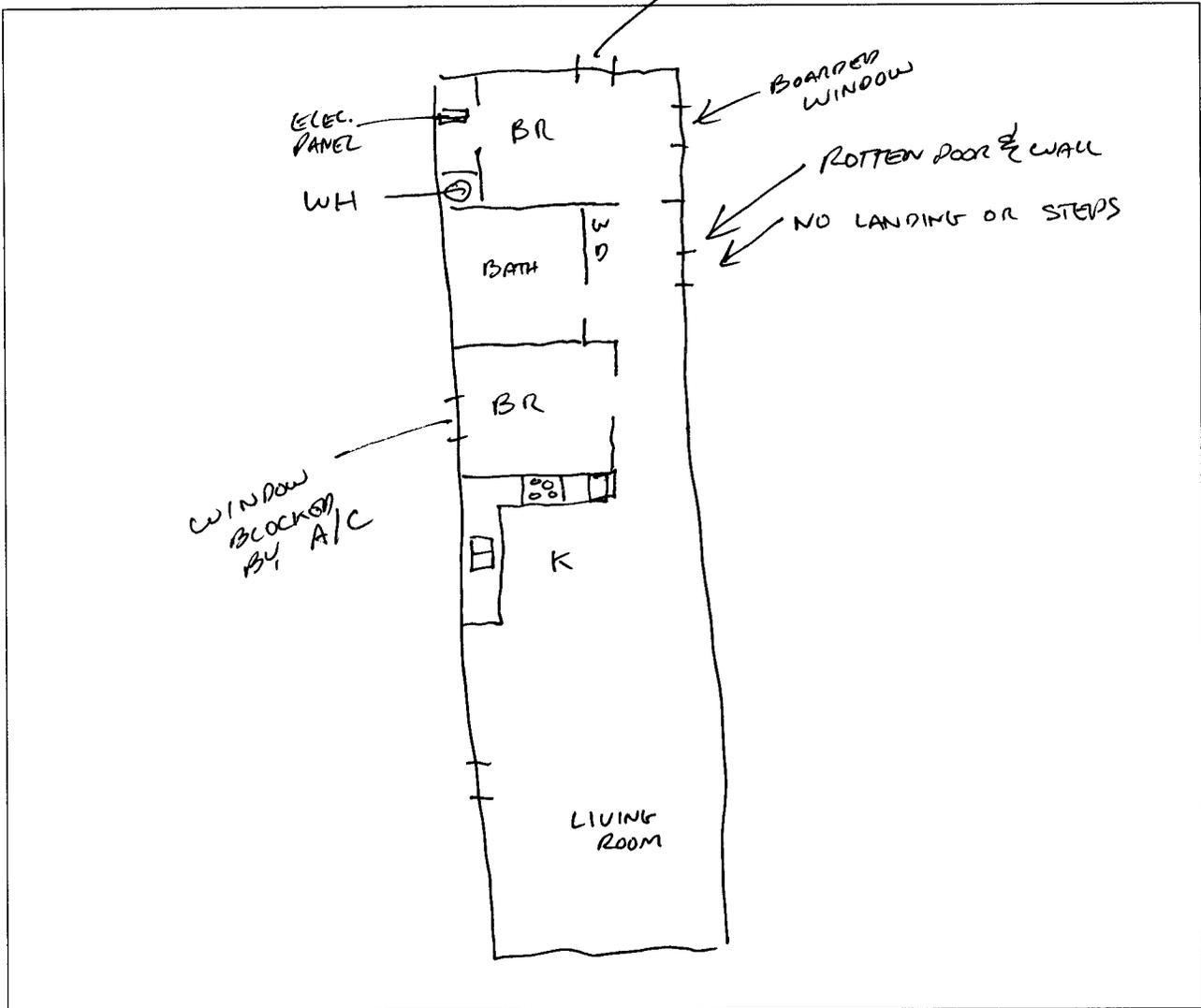
light  
 ventilation  
 sanitation facilities

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: occupied mobile home in an unlicensed mobile home park: 1). No state tags, appears to be pre 1976 2). Rotten walls 3). Original heating system does not work 4). Exposed Romex and illegal wire connections outside of approved boxes 5). No smoke detectors in bedrooms, no carbon monoxide detector 6). Holes in exterior siding 7). No landing or steps at back door 8). Back door is damaged, needs replacing 9). Most windows are blocked by window a/c units, all windows in bedrooms are blocked, some windows are boarded up 10). Damaged crawl space skirting 11). Front door is damaged, has duct tape on door to seal 12). Soft floors 13). Evidence of roof leaks 14). Gas stove 15). Missing finishes at interior walls 16). Extension cords and multiplug adaptors 17). Tenant says they use plug in heaters for heat**

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

GREGORY S. COX

Printed Name

6-9-15

Date

Case # <sup>2118</sup>~~2110~~



# Dangerous Structures Survey Report

Fire Marshal

Case #2118

A. PROPERTY ADDRESS: 903 Beck Street, Ponderosa MHP, Space 6

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

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 30% 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 unlicensed park  
soft walls  
soft floors  
unsafe, unpermitted wiring repair  
Blocked exit windows  
Blocked exit doors  
open walls  
unlevel floor

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                      FRED TAYLOR / DSM                      6-10-15  
Signature                                      Printed Name/Title                                      Date

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**July 27, 2015**

**Case #: 2119  
Building Address: 903 Beck Street #8  
Record Owner(s): Rupert Green**

**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):**

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- 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 is occupied and poses a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated.**
- the building may not be feasibly repaired in compliance with City ordinances.**
- the manufactured home may be safely moved from the property to another location outside of the City of Bryan.**

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

- vacate the building within 30 days.**
- secure the building from unauthorized entry within 30 days.**
- demolish or remove the building within 60 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: (Case #: 2119 – 903 Beck Street #8)**



Front of home



Side of home – no landing or handrails at back door



Back door, no landing or handrails, steps  
Not to code



Loose exterior HVAC disconnect – missing unit



No landing at front door, handrails not to code



Bedroom windows blocked by window HVAC units



Lawn mower stored inside



Window HVAC unit blocking window, space heater



Light fixtures missing covers



Space where interior HVAC (heater) unit should be is used for storage.



Bath tub surround is damaged



Missing smoke detectors



# Dangerous Structures Survey Report

Chief Building Official

Case #2119

A. PROPERTY ADDRESS: 903 Beck Street, Ponderosa MHP, Space 8

B. SPECIFICATIONS: No. Rooms 4 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

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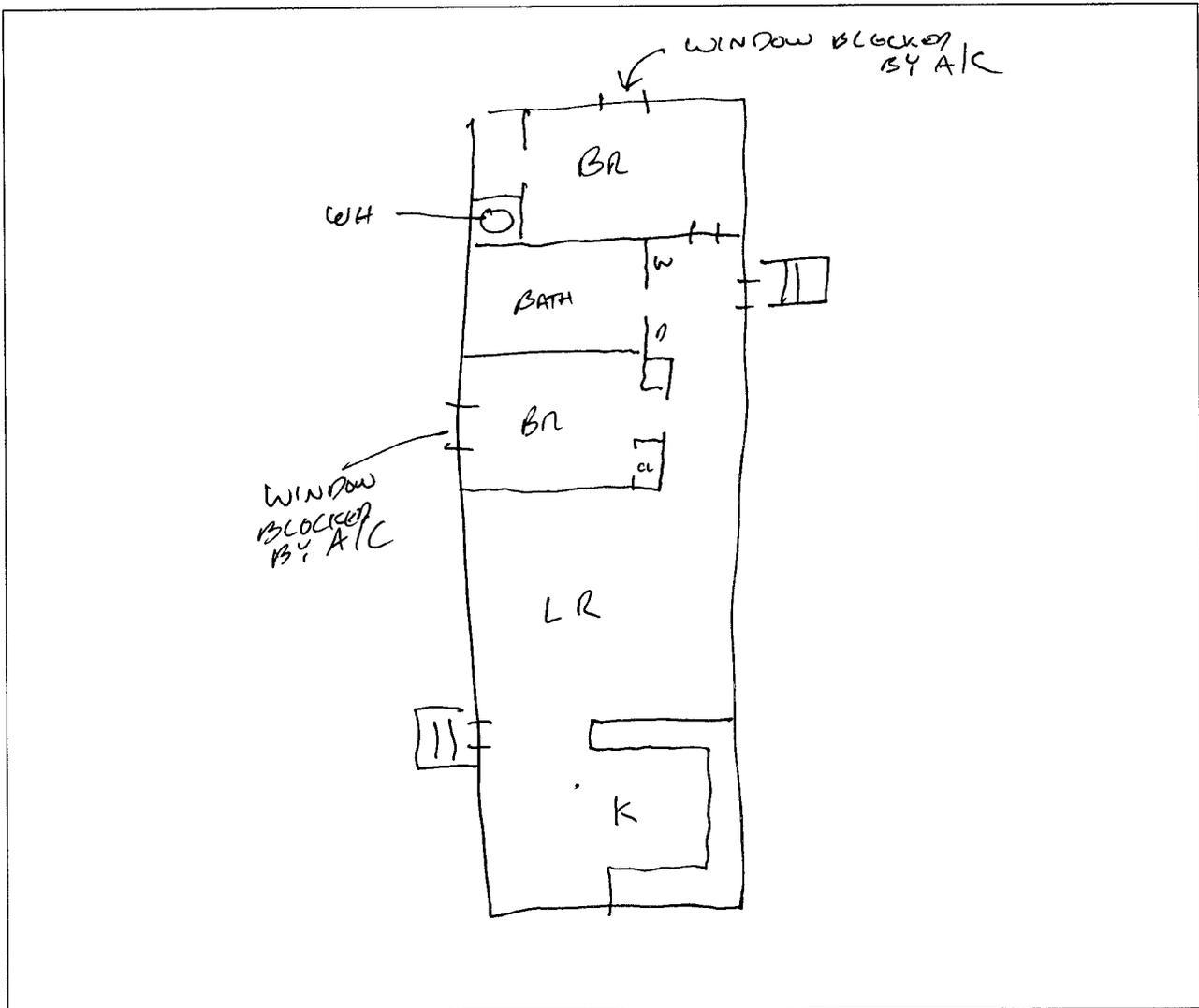
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07. The structure is unsanitary, unfit for human habitation, or likely to cause sickness due to damage, deterioration, or inadequate design/construction. Specifically the structure does not meet the city's requirements for:  
 light  
 ventilation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



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

GREGORY S. COX

Printed Name

6-9-15

Date

Case # <sup>2119</sup> ~~2110~~



# Dangerous Structures Survey Report

Fire Marshal

Case #2119

A. PROPERTY ADDRESS: 903 Beck Street, Ponderosa MHP, Space 8

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

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.  
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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 unpermitted PARK  
open wiring  
Blocked Exit windows  
soft walls

D. DETERMINATION

X 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. X Be vacated OR      remain unoccupied; and

B.      Be repaired OR X 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/DFM 6-10-15  
Signature Printed Name/Title Date