

LEGAL DESCRIPTION: Fairview, Block 1, Lot 7

STRUCTURE(S): single-family residence
 accessory structure

PROPERTY OWNER(S): Knox Emma

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

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** 07/31/2014

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 27203
IMPROVEMENT VALUE: \$14,890
YEAR BUILT: 1945
SF OF LIVING AREA: 1052
CURRENT OWNER SINCE: 11/13/1944
PROPERTY TAXES OWED: \$0

BACKGROUND:

- This home came to the attention of city staff in 2013 while dealing with a dangerous structure on a nearby property. A tenant was leasing the home on this property at that time.
- The property was found vacant with an unsecured detached garage in early 2014.
- Notices that the property has an electrical hold on it from the Chief Building Official were mailed to the property owner on February 7, 2014.
- City staff met and discussed the issues with the owners on several occasions. The owners indicated that they want to repair.
- A building permit was issued on May 15, 2014 for repairs. A City inspector met with contractor on August 19, 2014 and, after the contractor had removed lower wall finishes, it was determined that the house was not feasible for repairs and work was abandoned.
- 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. staff recommendation
2. pictures
3. dangerous structures survey reports

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



June 22, 2015

Case #: 2108

Building Address: 1200 Block of San Jacinto Lane

Record Owner(s): Knox Emma

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 is unsecured and must be boarded up and/or fenced in such a manner to prevent unauthorized entry by a person, including a child, through missing or unlocked doors or windows or through other openings into the building.**
- the accessory structure is unsecured and must be boarded up and/or fenced in such a manner to prevent unauthorized entry by a person, including a child, through missing or unlocked doors or windows or through other openings into the structure.**

- 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:

- secure the building and accessory structure from unauthorized entry within 30 days.
- demolish the building and accessory structure and removal all 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.
- 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:



Front of house, lower siding removed



Unsecured detached garage,
trash and debris



Front porch, damaged siding



Front porch support columns pulling loose



Side door, no landing, rotten framing



Rotten wall framing, no insulation



Un-level floors, rot, hole to exterior



Damaged interior finishes



Un-level floors, damaged subfloor



Rear of house, siding damage



Exposed walls, electrical, etc.



Damaged exterior mounted plumbing vents



Rear porch enclosure for washer/dryer



Kitchen



Loose wall finish, mold



Missing electrical covers



Detached garage, rear/side, damaged siding



Front/side of detached garage, damaged siding



Dangerous Structures Survey Report

Chief Building Official

Case # 2108

A. PROPERTY ADDRESS: 1205 San Jacinto, Lot 7, Block 1, Fairview Addition

B. SPECIFICATIONS: No. Rooms 6-7 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 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?

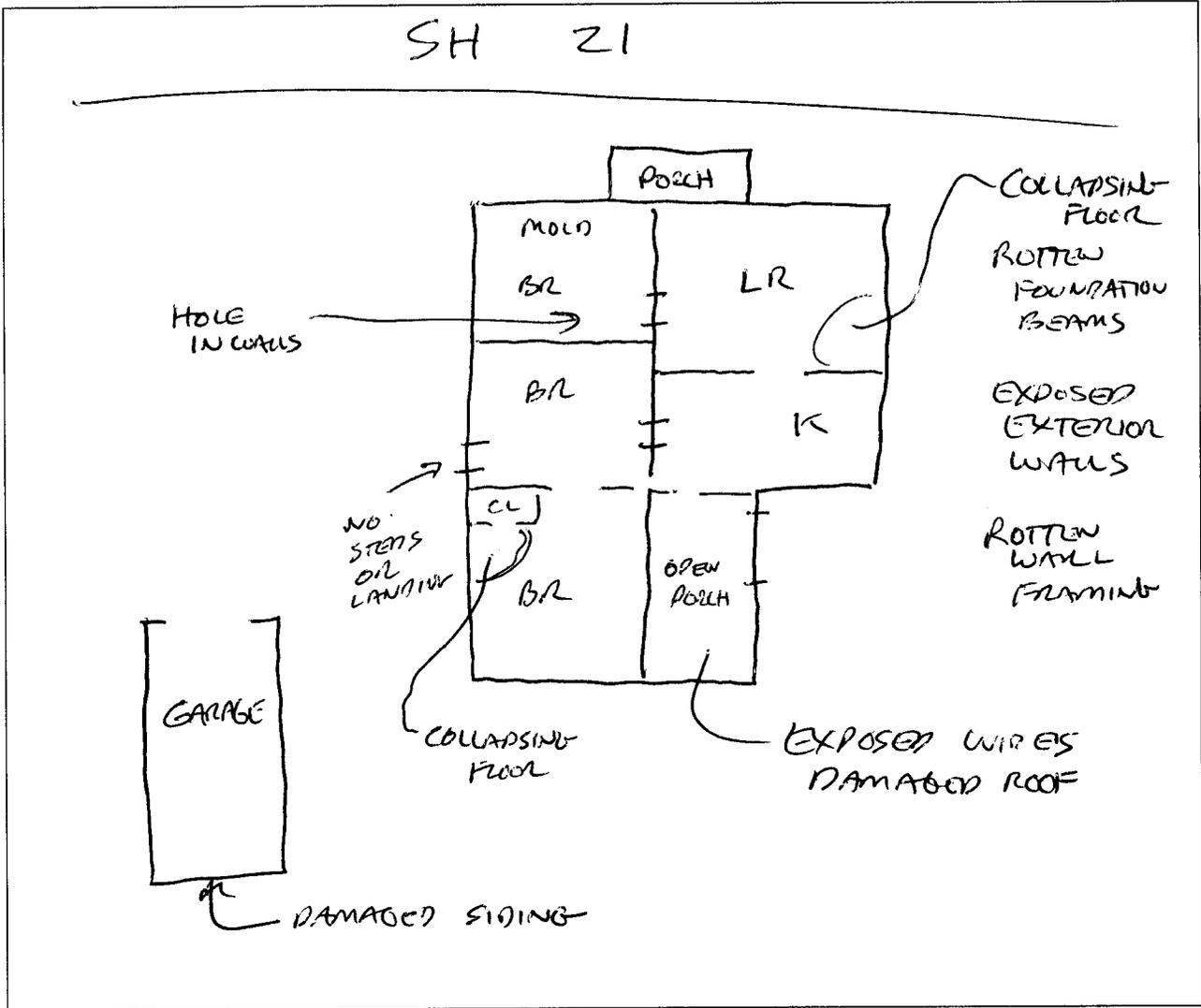
10. Is manifestly unsafe for the purpose for which it is being used or so as not to give reasonable protection from danger of collapse or fire because of:
 Defective materials
 Structural deterioration
 Interior walls or ceilings with holes, cracks or loose plaster
Main structure? Accessory structure?

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

COMMENTS: 1. Illegal banners on house 2. Damaged exterior siding 3. Rotten foundation beams and wall framing 4. Unsecured 5. Broken windows 6. Un level floors 7. Damaged electrical 8. No landing at side door 9. Back door is damaged 10. Interior finishes are damaged 11. No heating system 12. Mold 13. Evidence of roof leaks 13. Gaps along floor at interior walls 14. Gas water heater not installed per code T&P not plumbed to exterior 15. Roof needs replacement

Detached accessory garage : 16. Damaged exterior siding 17. Ceiling joist sagging, damaged interior electrical 18. Unsecured

D. FLOOR PLAN (if necessary)



E. 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. Be vacated OR X 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.

Gregory S. Cox
Signature

GREGORY S. COX
Printed Name

5-14-15
Date



Dangerous Structures Survey Report

Fire Marshal

Case #2108

A. PROPERTY ADDRESS: 1205 San Jacinto, Lot 7, Block 1, Fairview Addition

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

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 ~~100~~ % 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?

