

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

June 22, 2015



Case # 2110 – 201 Lynn Drive



LEGAL DESCRIPTION: Munnerlyn Village, Block C, Lot 16 (80' of)
STRUCTURE(S): single-family residence
PROPERTY OWNER(S): Magallanes David A & Elvira Jasso
**LIENHOLDER(S)/
MORTGAGEE(S):** Members Choice Federal Credit Union
ACTIVE UTILITIES: yes no **DISCONNECTED ON:** 1/30/2015

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 33686
IMPROVEMENT VALUE: \$25,280
YEAR BUILT: 1950
SF OF LIVING AREA: 752
CURRENT OWNER SINCE: 12/1/2005
PROPERTY TAXES OWED: \$157.59 (2012)

BACKGROUND:

- City staff received a complaint on February 25, 2015, about the house on this property not having heat and a dangerous electrical system. City staff met with a tenant, who was in the process of moving out, and observed dangerous electrical and structural conditions in and around the home.
- Notices that the property has an electrical hold on it from the Building Official were mailed to the property owner on February 27, 2015.
- 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.
- City staff met with the owner, Mr. Magallanes, on May 15, 2015. City staff advised that a structural engineer would need to be retained due to the 2X2 framing that is existing in the walls and roof of the structure. The owner advised that he would tear down the house.
- On June 9, 2015, City staff observed that the carport metal roofing material had been removed. No demolition permits have been obtained.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



June 22, 2015

Case #: 2110

Building Address: 201 Lynn Drive

Record Owner(s): Magallanes David A & Elvira Jasso

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, carport roof metal removed



Front porch



Rear of house, water heater missing
Boarded up bedroom window with hole for a/c



Water heater and enclosure missing



Missing blanks in electrical panel



Hole in wall from window a/c unit



Broken window glass



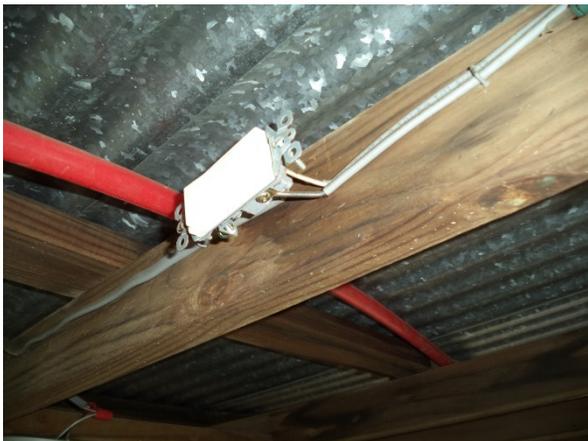
Collapsing rear porch overhang



Graffiti – back wall of carport



Illegal wiring connections outside of approved boxes



Light switch illegally installed outside of approved box



Illegal electrical wiring in walls



Illegal splices outside of approved box



More illegal electrical splices outside of approved box, Extension cord used for permanent wiring.



Mold on walls



Missing shower head, ceiling framing exposed above.



Missing wall finishes in bath room.



Exposed Romex in cabinet above oven



Dangerous Structures Survey Report

Chief Building Official

Case #2110

A. **PROPERTY ADDRESS:** 201 Lynn Drive, Pt Lot 16, Block C, Munnerlyn Village

B. **SPECIFICATIONS:** No. Rooms 4-6 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

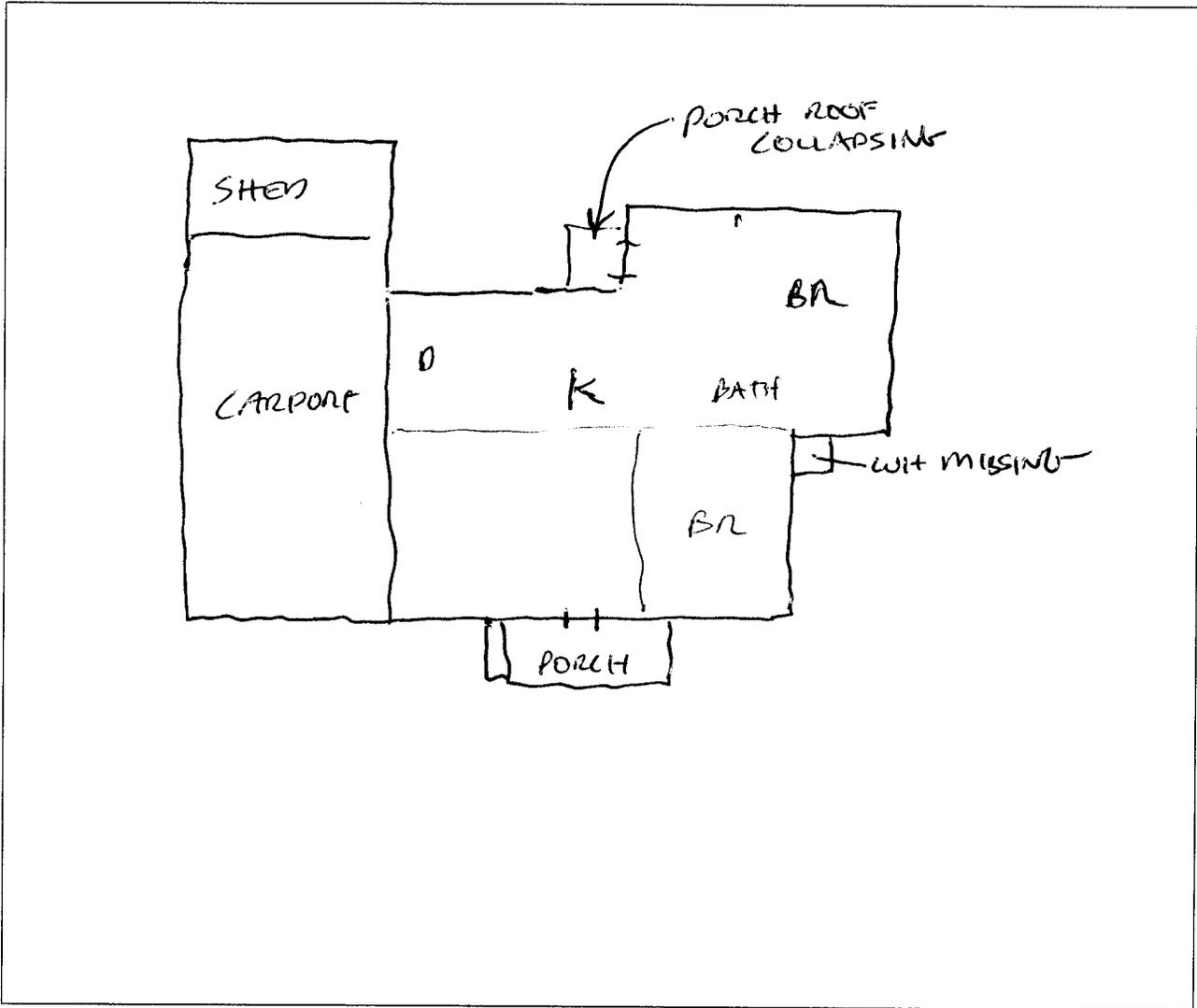
Main structure? Accessory structure?

- 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. Broken window glass 2. Boarded windows 3. Water heater missing, and appears to have been exposed / installed on exterior – damaged plumbing 4. House appears to be built out of 2X2 framing - possible old army barrack 5. Graffiti on exterior walls 6. Illegal and exposed Romex wiring in carport area, illegally installed light switch, etc. 7. Extension cords used for permanent wiring in carport to electrical outlet 8. Other wiring, cables, extension cords etc. ran on exterior of house near roof edge. 9. Rear porch roof is collapsing over back door 10. Carport roof framing does not meet code 11. Exterior siding is damaged in some areas 12. Missing blanks at electrical panel 13. Missing/damaged light fixtures in interior 14. Interior ceilings are low 6'-8" +/-, and show signs of distress 15. Extension cord run behind interior finishes for permanent wiring 16. Front wall of house appears bowed out 17. Interior finishes are damaged

Due to construction of the house a structural engineering evaluation is needed by a licensed engineer.

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

5-14-15
Date



Dangerous Structures Survey Report

Fire Marshal

Case #2110

A. PROPERTY ADDRESS: 201 Lynn Drive, Pt Lot 16, Block C, Munneryn Village

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 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?

- 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

mond/mldew
 inadequate wiring
 open wires
 substandard construction

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

FRED TAYLOR / JSM
 Printed Name/Title

5-13-15
 Date