

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

June 22, 2015



Case # 2095 – 500 Waco Street



LEGAL DESCRIPTION: Legion, Lot 5 & 6
STRUCTURE(S): single-family residence
PROPERTY OWNER(S): Broussard Barbara, Jean
**LIENHOLDER(S)/
MORTGAGEE(S):** none
ACTIVE UTILITIES: yes no **DISCONNECTED ON:** not avail.

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 31382
IMPROVEMENT VALUE: \$8,850
YEAR BUILT: 1940
SF OF LIVING AREA: 884
CURRENT OWNER SINCE: 3/20/2008
PROPERTY TAXES OWED: \$179.87 (2012-2013)

BACKGROUND:

- The house was found unsecured in August of 2012 by Fire and Police Departments. The owner was notified.
- Mr. Frederick Robertson notified the City in early 2013 that he was the in control of the property and, after meeting with staff, Mr. Robertson agreed to obtain permits and repair the structure.
- A building permit was issued for repairs in March 2013, however, work stopped after some foundation repairs and the permit expired without any City inspections.
- The structure was found in a dilapidated state in early 2015, so the structure was scheduled for consideration by the Building and Standards Commission.
- Notice that the property would be schedule for consideration by the Building and Standards Commission were mailed to the listed property owner on February 3, 2015 and March 26, 2015.
- The Chief Building Official personally contacted Mr. Robertson on March 3, 2015 to inform him that he would need to get complete estimates for all repairs, prepare a plan for repairs, and propose a timeline to finish all repairs.
- During its regular meeting on April 27, 2015, the Commission voted to issue an order for the owner to come back during the Commission regularly scheduled meeting in June 2015 with estimates, plan, and timeline for repairs.
- As of June 11, 2015, staff has not received any estimates, plans, or a timeline for repairs.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



June 22, 2015

Case #: 2095

Building Address: 500 Waco Street

Record Owner(s): Broussard Barbara, Jean

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 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 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 from unauthorized entry within 30 days.**
- 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, porch roof on ground, open walls



Rear of house, open walls, damaged siding



Damaged interior finishes



Daylight visible around tub



Damaged interior finishes



Unsecured damaged back door, holes in kitchen walls.



Electrical switch and outlets missing covers



Electrical panel



Exposed walls, rotten framing from exposure



Missing bath room lavatory



Kitchen – used for storage



Damaged interior ceiling finishes



Dangerous Structures Survey Report

Chief Building Official

Case #2095

A. PROPERTY ADDRESS: 500 Waco Street, Legion, Lot 5 & 6

B. SPECIFICATIONS: No. Rooms 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, 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?

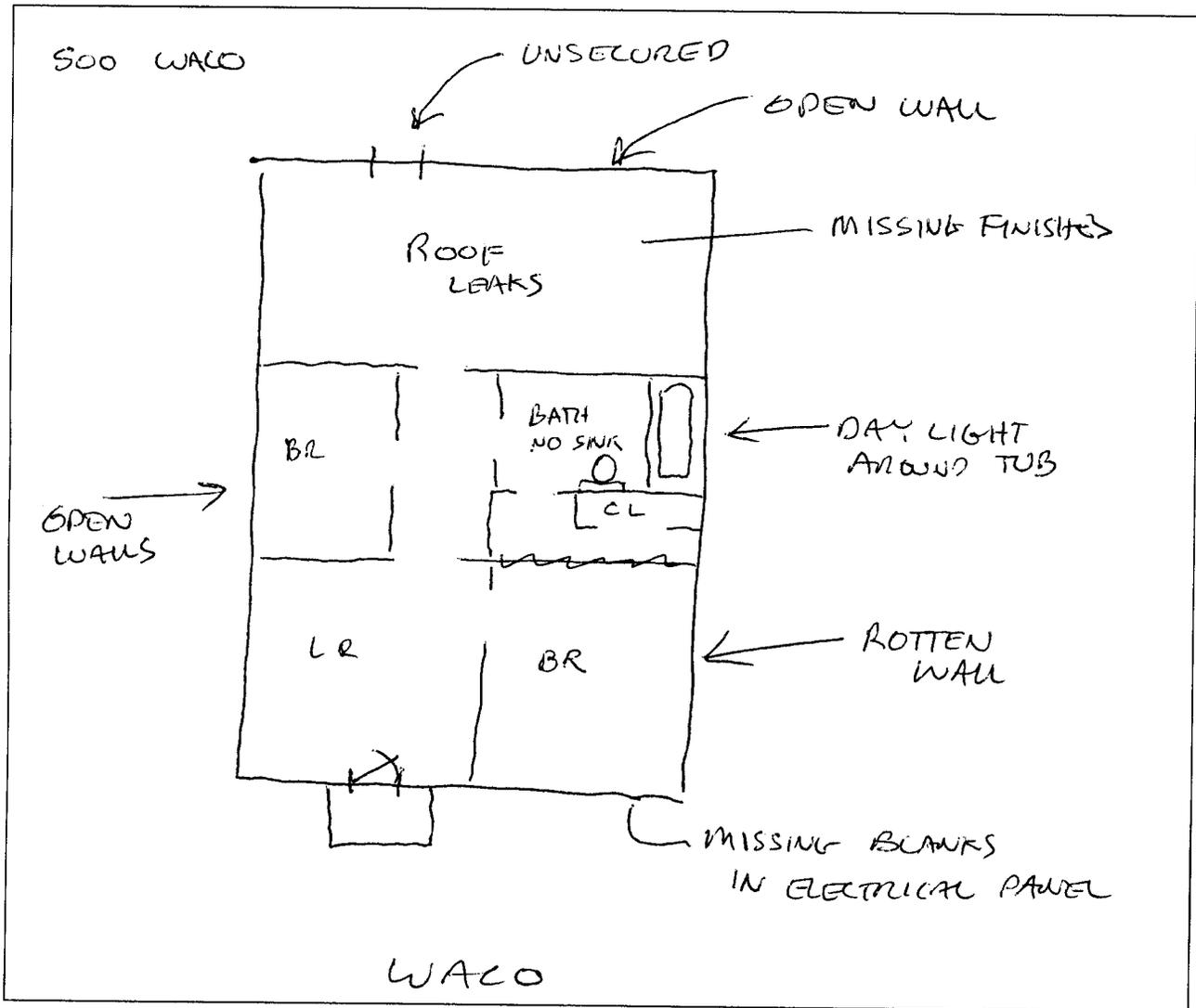
06. The structure or any part thereof has inadequate means of egress as required by the city's building code. Main structure? Accessory structure?

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?

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

[Handwritten Name: GEORGE S. COX]
Printed Name

[Handwritten Date: 3-9-15]
Date



CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Fire Marshal

Case #2095

A. PROPERTY ADDRESS: 500 Waco Street, Legion, Lot 5 & 6

B. SPECIFICATIONS: No. Rooms _____ No. Stories 1 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 100 % of the main structure is considered a loss.
I estimate that 0 % 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?

