

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**March 23, 2015**



**Case # 2086 – 1006 Boulevard Street**



**LEGAL DESCRIPTION:** Washington Heights, Block 12, Lot 12-14

**STRUCTURE(S):**  mobile home  
 multi-family residence  
 mixed use  
 commercial  
 accessory structure(s)

**PROPERTY OWNER(S):** Monroe, Mary Frances

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

**ACTIVE UTILITIES:**  yes  no **DISCONNECTED ON:** 5/16/09

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

**PROPERTY ID:** 46943  
**IMPROVEMENT VALUE:** \$1,300  
**YEAR BUILT:** 1970  
**SF OF LIVING AREA:** 540  
**CURRENT OWNER SINCE:** unknown  
**PROPERTY TAXES OWED:** \$13,790.21 (1997 – 2013)

**BACKGROUND:**

- City staff noticed this mobile home on the same lot as a detached single-family home in late 2014.
- The mobile home appeared vacant with visible damage to the exterior.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission were mailed to the listed property owner on January 15, 2015 and February 18, 2015.
- Staff never received plans or estimates for repairs, so the Chief Building Official requested that the property be scheduled for consideration by the Commission.

**ATTACHMENTS:**

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

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**March 23, 2015**

**Case #: 2086**

**Building Address: 1006 Boulevard Street**

**Record Owner(s): Monroe, Mary Frances**

**The City's Chief Building Official has requested this Commission hearing to discuss the 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 manufactured 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:**

- 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: 02-05-15



Exterior – damaged to siding



Broken windows



Damaged to exterior siding and structural frame



Damage to exterior siding



Rotten floor



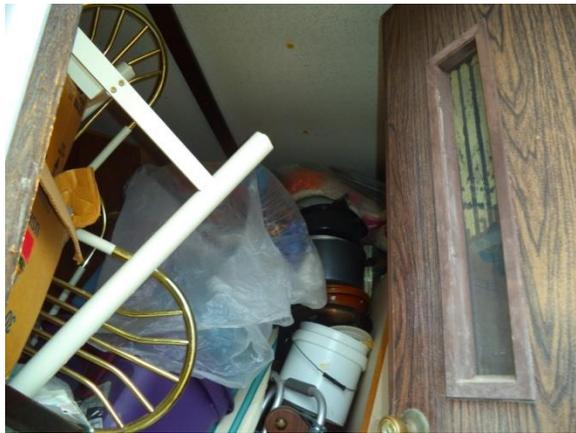
Damaged service pole



Interior used for storage



More storage





# Dangerous Structures Survey Report

Chief Building Official

Case #2086

A. **PROPERTY ADDRESS:** 1006 Boulevard Street, Washington Heights, Block 12, Lot 12-14 (Accessory Structure only)

B. **SPECIFICATIONS:** No. Rooms 4-6 No. Stories 1 No. Structures 1

<u>STRUCTURAL USE</u>	<u>CONSTRUCTION</u>	<u>OCCUPANCY</u>
<input type="checkbox"/> Residential/Single Family	<input type="checkbox"/> Box	<input type="checkbox"/> Occupied
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Frame	<input checked="" type="checkbox"/> Vacant
<input type="checkbox"/> Commercial	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Open
<input type="checkbox"/> Residential/Multi Family	<input checked="" type="checkbox"/> Mobile Home	
<input checked="" type="checkbox"/> Accessory Structure(s)		

C. **FINDINGS**

X  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?

X  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?

X  03. The foundation or the vertical or horizontal supporting members are materially damaged or deteriorated. Main structure?  Accessory structure?

X  04. The non-supporting coverings of walls, ceilings, roofs, or floors are materially damaged or deteriorated. Main structure?  Accessory structure?

X  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?

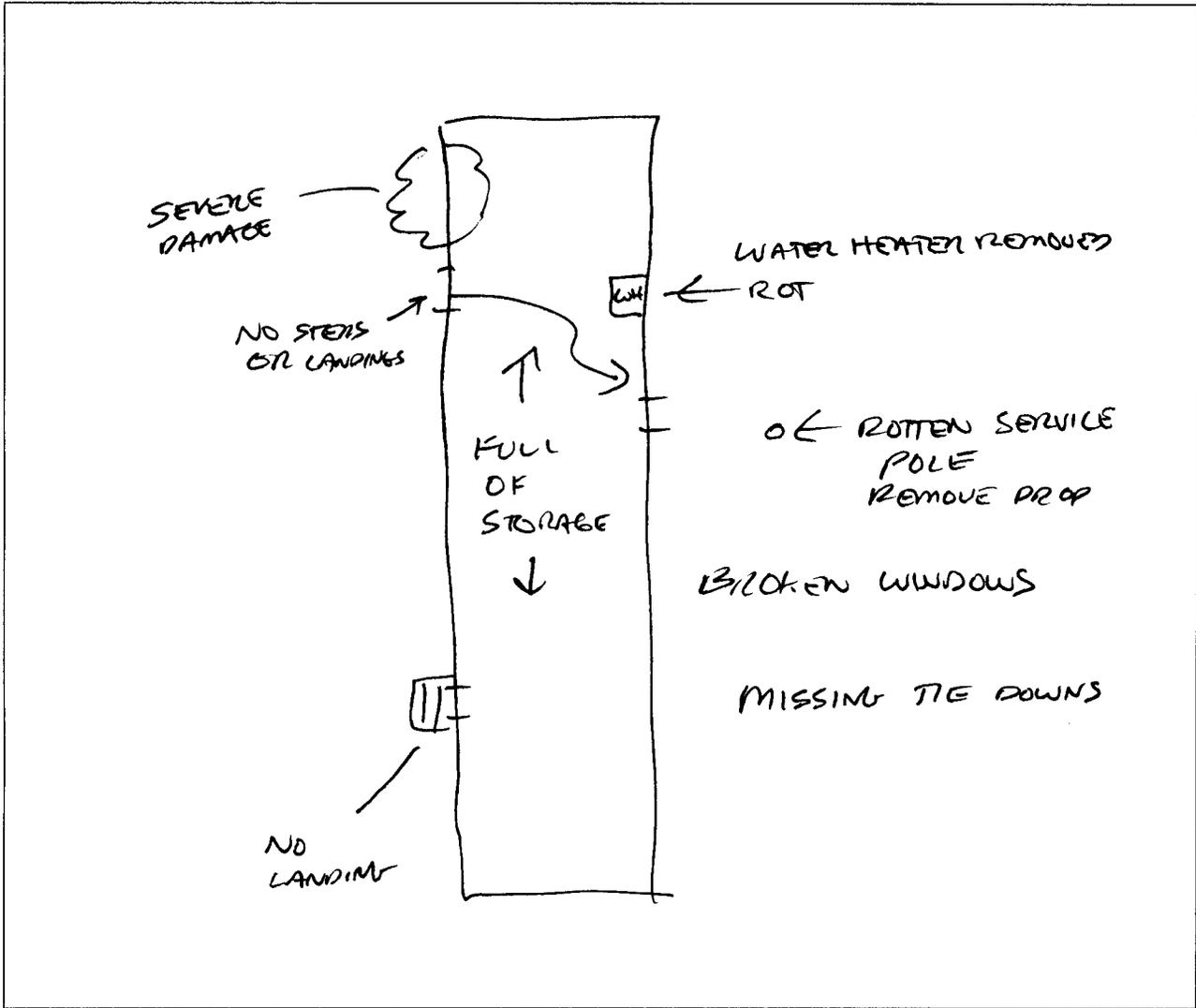
X  06. The structure or any part thereof has inadequate means of egress as required by the city's building code. Main structure?  Accessory structure?

X  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



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.

  
Signature

GREGORY S. COX  
Printed Name

2-10-15  
Date



CITY OF BRYAN  
The Good Life, Texas Style

# Dangerous Structures Survey Report

Fire Marshal

Case #2086

A. PROPERTY ADDRESS: 1006 Boulevard Street, Washington Heights, Block 12, Lot 12-14 (Accessory Structure only)

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?

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?
- X   09. The building, structure, or a part thereof presents an attractive nuisance to children.  
Main Structure?   X   Accessory Structure?

**COMMENTS**

*Rotten walls*

*open exterior walls*

*Rotten ceiling*

*Rotten floor*

**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.      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.

*[Signature]*  
Signature

*FRED TAYLOR / D.S.M*  
Printed Name/Title

*2-5-15*  
Date