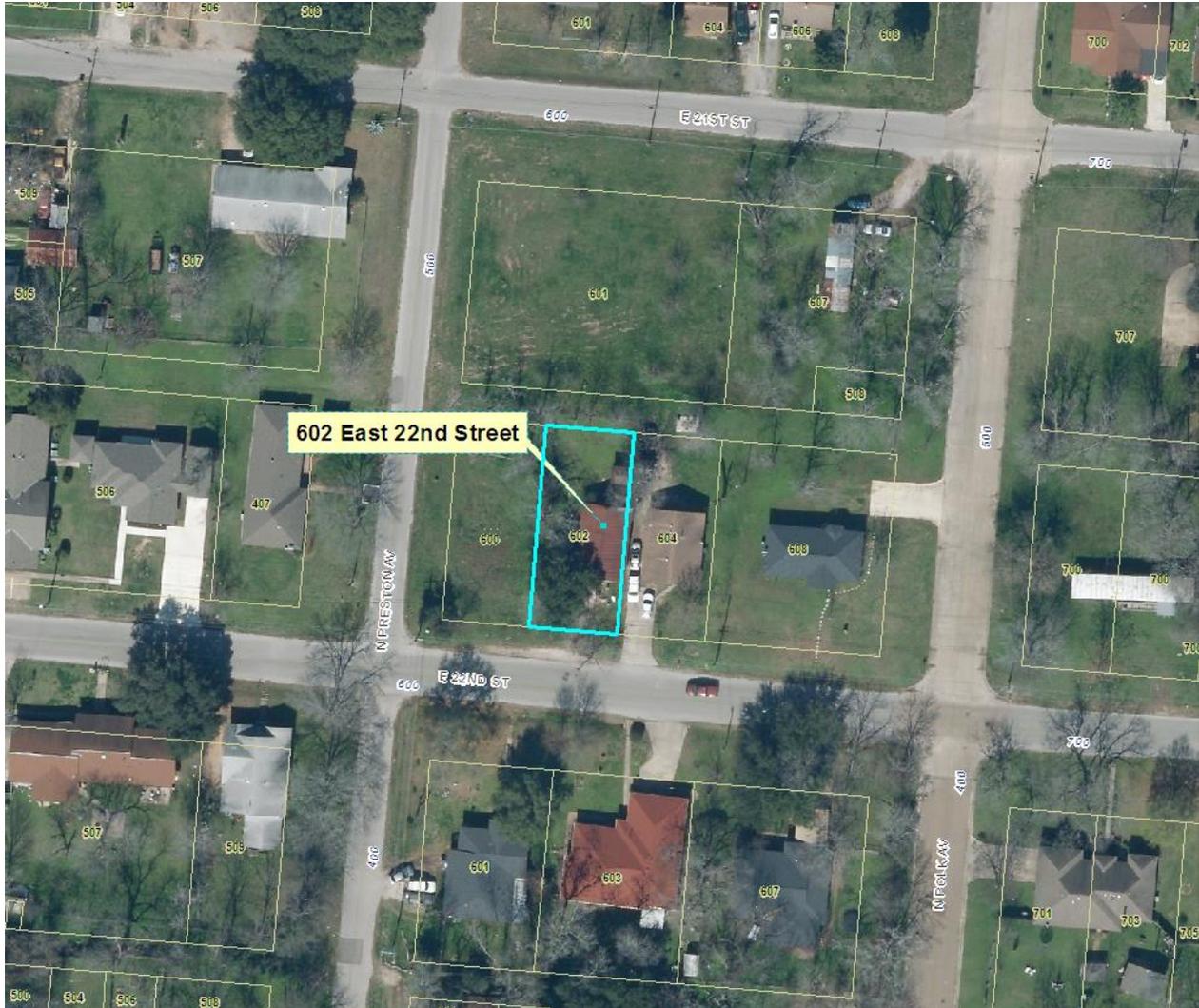


**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

March 23, 2015



Case # 2084 – 602 East 22nd Street



LEGAL DESCRIPTION: City of Bryan Townsite, Block 66, Lot 2

STRUCTURE(S): single-family residence
 multi-family residence
 mixed use
 commercial
 accessory structure(s)

PROPERTY OWNER(S): Tucker, Karlton D. & Benford, Billye L.

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

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** 12/12/14

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 22294
IMPROVEMENT VALUE: \$20,460
YEAR BUILT: 1940
SF OF LIVING AREA: 1036
CURRENT OWNER SINCE: 9/5/1996
PROPERTY TAXES OWED: \$5,174.42 (2001-2013)

BACKGROUND:

- City staff received complaints about the condition of this structure from a property owner in the area on November 10, 2014.
- City staff (Fire, PD, and Building Services) met with the tenants on November 20, 2014 and found that the tenants did not have hot water, an operable kitchen, heat, parts of house were collapsing, and that the tenants did not have a lavatory in the house.
- The tenants were notified that they needed to find another place to live as the structure was not habitable and rear part of house was collapsing.
- On November 24, 2014, a hold was placed on utilities and owner was notified about utility hold and requested a time to meet to discuss conditions found.
- Bryan PD noticed that house was vacant on or around December 4, 2014.
- Notice that property would be scheduled for consideration by the Building and Standards Commission were mailed to the listed property owner on January 15, 2015 and on 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 #: 2084

Building Address: 602 East 22nd Street

Record Owner(s): Tucker, Karlton D. & Benford, Billye L.

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(s) is/are 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(s).**
- 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 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 accessory structure; and**
- 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: 02-05-15



Front of house, missing crawl space skirting



Side of house, damaged plumbing vents and out of plumb walls.



Out of plumb walls, rotten structure



Interior electrical panel, minimal circuits



Non working water heater, not installed per code



Damaged plumbing, water leak



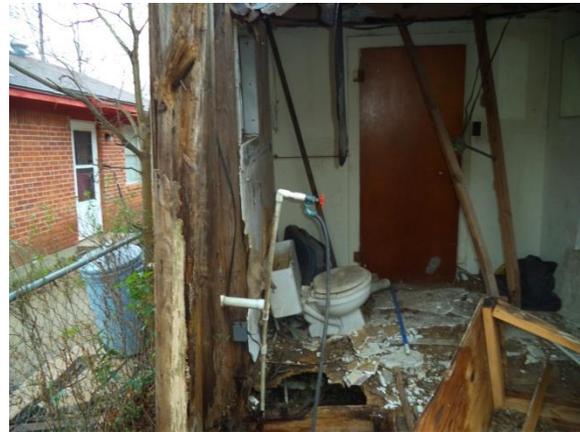
Damaged wall – collapsing



Previous fire damage in attic



Rear of house – damaged siding



Rear bath room addition – collapsing, missing walls



Front bath room, no lavatory



Trash and debris



Evidence of roof leaks

Storage Building



Unsecured storage building



Damaged roof finish



Dangerous Structures Survey Report

Chief Building Official

Case #2084

A. PROPERTY ADDRESS: 602 E 22nd Street, City of Bryan Townsite, Block 66, Lot 2

B. SPECIFICATIONS: No. Rooms 8 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 & 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

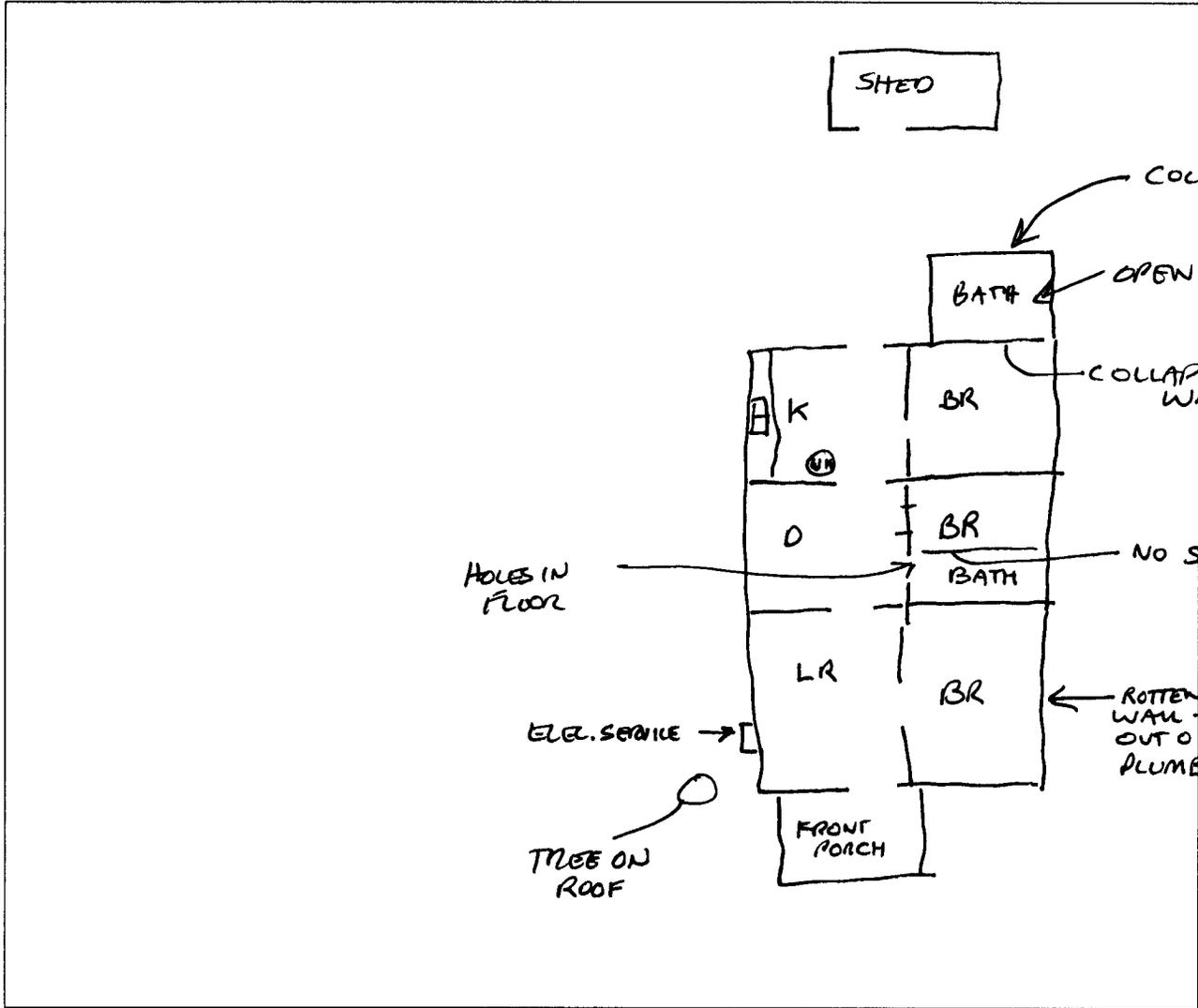
Main structure? Accessory structure?

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

Main structure? Accessory structure?

COMMENTS: 1. Missing crawl space skirting. 2. Poor site drainage 3. Water leak at kitchen sink 4. Damaged roof finish, siding, overhangs (rot) 5. Dried laid block for foundation – inadequate, some overturning of footings 6. Southwest exterior wall is pushing out, out of plumb – box framing (no studs in walls) 7. Broken plumbing vent pipe at exterior wall on Southwest side. 8. Southwest side of house appears to be in side setback – less than 15' to house next door 9. Damaged windows 10. Damaged exterior light fixtures 11. Electrical service weather head pulling loose 12. Interior finishes more than 50% damaged 13. Evidence of roof leaks on ceiling finishes 14. Gas water heater not installed per code (no drain pan, T&P not plumbed to exterior 15. Damaged plumbing 16. Damaged electrical fixtures 17. Surface mount Romex to some switches 18. Wall around back door is damaged 19. Trash and debris inside 20. Rear wall of house to newer bath room addition is severely damaged and collapsing 21. Charred framing members in the attic from previous fire 22. Previous tenants did not have a operable kitchen and the bath room did not have a lavatory – the tenants only had a bath tub and toilet – no hot water, working sinks, or lavatories. 23. No heating system. 24. Damaged interior light fixtures 25. Rear bath room addition is collapsing, open walls, rot, unsecured. 26. Damaged plumbing and open sewer in rear bath room addition. 27. Rotten siding 28. Inadequate insulation 28. Tree is resting on roof on Northeast side. 29. Front porch light does not have wire connections in an approved box 30. Soft floors 31. Accessory structure is unsecured, rotten siding, framing, damaged roof, etc.

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

2-9-15
Date



Dangerous Structures Survey Report

Fire Marshal

Case #2084

A. PROPERTY ADDRESS: 602 E 22nd Street, City of Bryan Townsite, Block 66, Lot 2

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

- 1 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 ~~50~~ % of the main structure is considered a loss.
I estimate that ~~50~~ % of the accessory structure is considered a loss.
- X 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? X Accessory Structure? X
- X 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? X Accessory Structure? —
- X 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? X Accessory Structure? X
- 1 05. Obsolete, damaged, or deteriorated electric wiring, gas connections, heating apparatus, or other mechanical infrastructure present a risk of fire.
Main Structure? X Accessory Structure? —
- X 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? X Accessory Structure? X
- X 07. The structure or a part thereof is in violation of the City's fire code.
Main Structure? X Accessory Structure? X

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

obsolete wiring
no heat
elec service pulling loose
holes in 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 / DSM 2-5-15
Signature Printed Name/Title Date