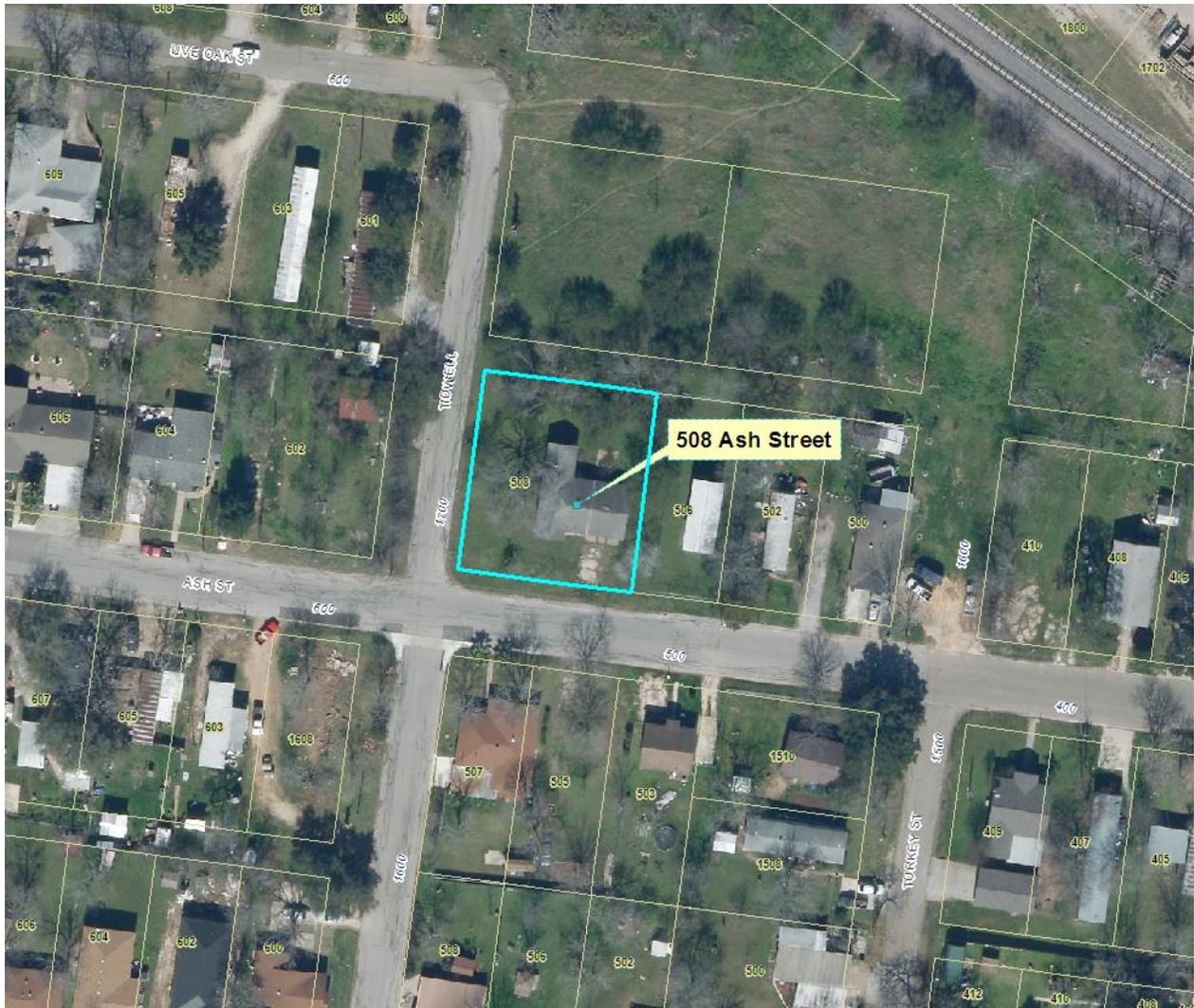


**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

March 23, 2015



Case # 2085 – 508 Ash Street



LEGAL DESCRIPTION: Oak Grove Park, Block 43, Lot 6-7

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

PROPERTY OWNER(S): Rodriguez, Louis Jr.

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

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** 4/18/06

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 35088
IMPROVEMENT VALUE: \$20,230
YEAR BUILT: 1950
SF OF LIVING AREA: 1260
CURRENT OWNER SINCE: 9/5/2006
PROPERTY TAXES OWED: \$0

BACKGROUND:

- City staff received a complaint about the structure on this property from another property owner in the area in early December 2014. After checking on the structure it was found to be vacant with an unsecured garage.
- A hold was placed on utilities on December 10, 2014 and a notice was sent to the owner on December 11, 2014.
- The owner contacted the City and met with City staff on site on January 8, 2015. The owner disagreed with staff on repairs needed during the meeting, and requested power so the owner could rent the home. City staff advised that the home was not safe for occupancy and needed extensive repairs.
- Notices 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 February 18, 2015
- The Chief Building Official contacted the owner again in late January 2015 and went over the Building and Standards Commission process and discussed the owner's complaint on staff visit with him earlier in the month.
- On February 12, 2015, the Chief Building Official sent a letter to the owner with a list of items that the City believed needed to be repaired / replaced to make the structure safe and urged the owner to obtain estimates.
- Owner called and left message for the Chief Building Official on or around February 21, 2015 disagreeing with list of items that needed to be repaired. The Chief Building Official returned call on February 23, 2015 explaining that if owner disagreed with staff on safety of the structure then

evidence needed to be submitted that the structure is safe.

- The Chief Building Official again attempted to make contact with the owner on March 9, 2015 to see if the owner still wanted to repair the structure and if he wanted to meet about repairs again. A voice message was left.

ATTACHMENTS:

1. staff recommendation
2. pictures
3. letter to property owner dated February 12, 2015
4. dangerous structures survey reports

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



March 23, 2015

Case #: 2085

Building Address: 508 Ash Street

Record Owner(s): Rodriguez, Louis Jr.

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: 02-05-13



Front of house – unlevelled foundation



Unsecured garage, cracks in slab foundation



Roof finish damage



Siding damage, out of plumb walls



Siding damage, exposed framing



Roof finish damage, improperly installed



Damage to fascia and exterior walls



Insect damage / decay to foundation support beam



Damaged siding, overturning footing



Damaged siding and roof overhang



Rotten roof decking



Interior finish damage



Interior finish damage



Hole in kitchen floor



Damage to electrical wiring, hole in ceiling



Hole in ceiling, damaged finishes



Damaged light fixture



Insect damage



Damaged electrical and finishes



Insect damage in interior wall



Electrical panel in garage, branch circuit wiring missing



Hole in garage ceiling & roof, inadequate ceiling framing.



No steps or landing at door to house from garage, Damaged plumbing, inadequate ceiling framing. Missing finishes.

February 12, 2015

To: Luis Rodriguez Jr.
1005 Cedar Run
College Station, Texas 77840-4460

RE: Single family home at 508 Ash Street, Bryan Texas

Dear Mr. Rodriguez,

Thank you for meeting with city staff in January at the above reference address and allowing the inspection. Attached, please find the inspection results from the city inspection of the home.

As you know, the city has identified this structure as falling under the Dangerous Structures Ordinance and a hearing has been scheduled for March 23rd at 6pm. I have attached a few documents that will help you prepare a timeline, plans, and estimates for repairs.

The city believes that the following items need estimates:

- Estimate from roofing contractor for deck and roofing repair/replacement
- Estimates from a licensed plumber to repair all plumbing to code and for any repairs needed to the plumbing system. Install water heater, etc.
- Estimates from a licensed electrician to repair and replace all electrical to current 2011 NEC and City of Bryan requirements. This would include a 100% rewire to code and service up grade.
- Estimates for install of city approved driveway and culvert.
- Estimates from a licensed HVAC contractor to install a mechanical system for heat or estimates to provide alternative approved heating system such as window or wall units with heat. At a minimum, the home must have an operable and adequate heating system. Window units cannot block the only window in a bedroom and usually requires a dedicated circuit.
- Estimates for repairs or replacement of siding, framing, floor finishes, sheetrock, etc.
- Estimates for installation of code required landings, steps, and handrails at all exterior doors and door to garage.
- Estimate for installation of approved crawl space skirting.
- Smoke detectors are required in all bedrooms and areas outside bedrooms. A carbon monoxide detector is required if any gas appliances are in the home, such as the water heater. The smoke detectors have to be wired and battery back per 2011 NEC – can be combo units with carbon monoxide detectors.

- Need to verify that garage floor slopes to drain. All rotten lumber in garage should be replaced. Ceiling framing needs to be repaired/upgraded to meet current code for the span. The garage needs to be sheet rocked to protect wiring and framing. Beam over garage door may need to be upgraded or replaced and a door installed to keep garage and contents secured. Need to verify that garage floor/foundation is adequate.

Other requirements needing estimates:

- Any rotten, damaged, inspect damage, etc. framing needs to be replaced.
- The exterior windows need to be replaced with energy code complaint windows
- Insulation needs to be added to exterior walls and attic per current energy code.
- Foundation repair – leveling of house, replacement of rotten or inspect damaged support beams.

City recommends that you turn in all estimates and time line for repairs about two weeks prior to the hearing. Staff usually recommends demolition of a dangerous structure if plans, estimates and time lines are not submitted for review prior to the hearing and in cases where it appears that repairs are not feasible or may exceed replacement cost of the home.

Lastly, a repair permit cannot be issued for the repairs and installation of the home unless the Building and Standards Commission issues a repair order.

Please call or email if any questions. Please know the sender of this letter strives to provide only factual and accurate information. Any errors or omissions not identified, as a result of the contents of this letter and attached documents, does not relieve full compliance with all City of Bryan adopted Codes and Ordinances, State, and Federal laws. Additional requirements and repairs may be required as finishes are removed and as repairs progress on the structure.

Sincerely,

Gregory S. Cox, CBO

Chief Building Official

Development Services, City of Bryan

www.bryantx.gov

gcox@bryantx.gov

979-209-5031 office

979-209-5035 fax



Dangerous Structures Survey Report

Chief Building Official

Case # 2085

A. PROPERTY ADDRESS: 508 Ash Street, Oak Grove Park, Block 43, Lot 6-7

B. SPECIFICATIONS: No. Rooms 5-6 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?

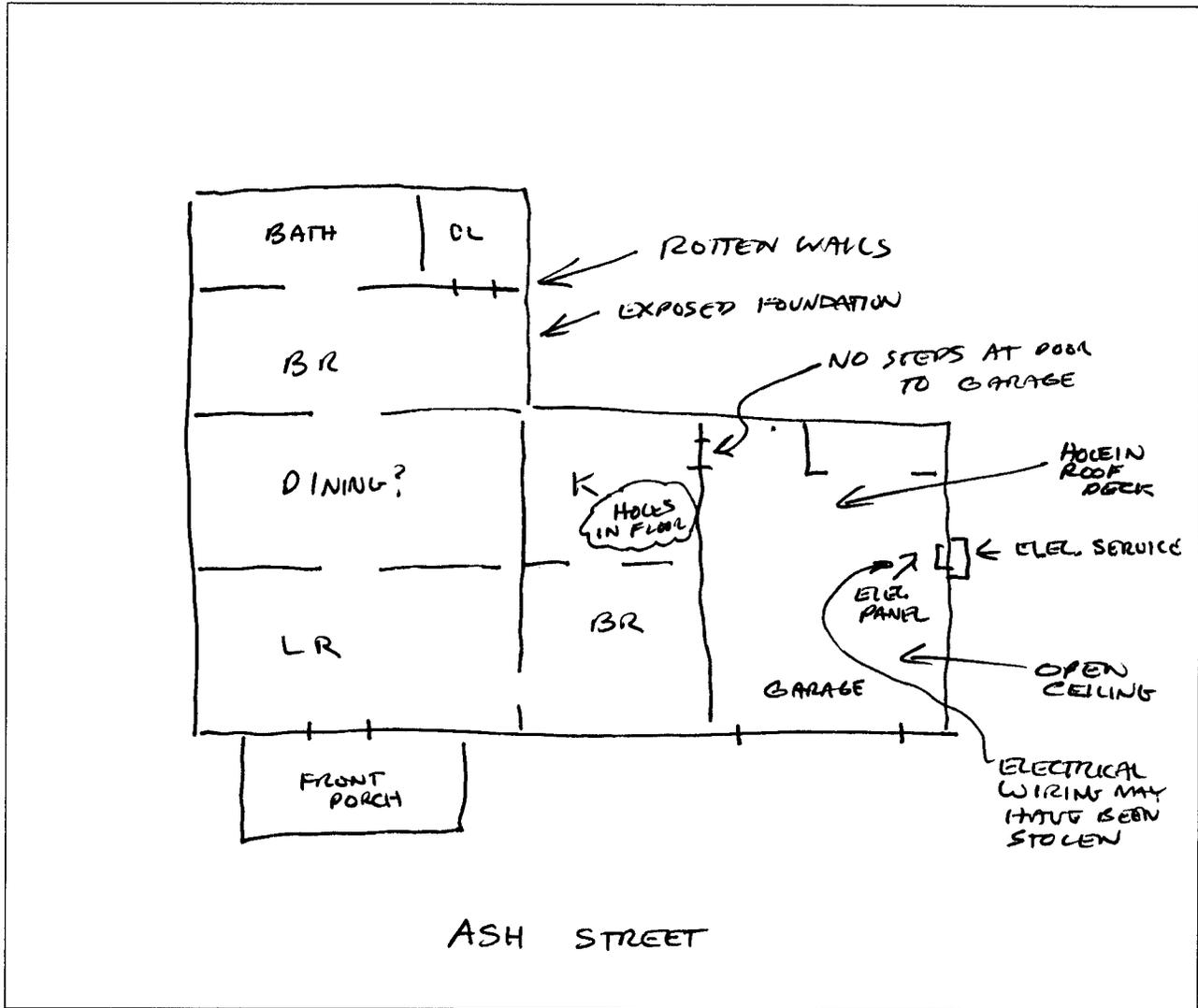
06. The structure or any part thereof has inadequate means of egress as required by the city's building code. Main structure? Accessory structure?

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. Garage is unsecured (no door) 2. House constructed with used materials – roof decking appear to be old boards from another structure 3. Rotten roof decking from roof leaks 4. Holes in floors 5. Exposed romex wiring to branch circuits has been stolen or removed in garage from electrical panel to attic 6. Framing in garage does not meet code – 2X4 members exceed allowable spans 7. Rotten exterior walls 8. Roof shingles are damaged, hole/rot in roof decking 8. House may have had a fire – charred lumber in attic 8. Ceiling finish removed or fallen in some rooms from roof leaks 9. No attic insulation or wall insulation at exposed areas 9. Damaged electrical devices / fixtures 10. Rotten walls, evidence of termite damage 11. Missing crawl space skirting 12. Pier and beam foundation, poor site drainage, overturning footings (dried laid block) – rotten foundation beams, un level floors 13. Damaged roof overhangs and fascia 14. Damaged plumbing 15. No paved driveway 16. No heating system 17. No water heater

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



CITY OF BRYAN
The Good Life, Texas Style

Dangerous Structures Survey Report

Fire Marshal

Case #2085

A. PROPERTY ADDRESS: 508 Ash Street, Oak Grove Park, Block 43, Lot 6-7

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 50% of the main structure is considered a loss.
I estimate that —% 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

open floors
open walls
obsolete open wiring
hole in roof

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

FRRD TAYLOR / JSM

Printed Name/Title

2-5-15

Date