

LEGAL DESCRIPTION: SFA #9, Block 5, Lot 9

STRUCTURE(S): accessory structure(s)

PROPERTY OWNER(S): Agundiz Luis Alfonso & Delia

**LIENHOLDER(S)/
MORTGAGEE(S):** First American Bank

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** unknown

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 39476

**IMPROVEMENT
VALUE:** \$ 45,300 (this is the value for the main house; Appraisal District
does not list a value for the detached accessory structure)

YEAR BUILT: unknown

SF OF AREA: 1,000

**CURRENT OWNER
SINCE:** 9/17/2001

**PROPERTY TAXES
OWED:** \$1122.75

BACKGROUND:

- The City received a complaint about the accessory structure on this property in December 2014. The structure was found unsecured and in need of repairs.
- Notices that the property had an electrical hold on it from the Chief Building Official were mailed to the property owner on December 12, 2014. City staff spoke with owner about repairs needed to the structure.
- As of November 11, 2015 the owner has not shown interest in making repairs to the structure.
- Notice that the property was unsecured from the Chief Building Official were mailed to the property owner on December 31, 2014
- Notices that the property would be scheduled for consideration by the Building and Standards Commission was mailed to the property owner on August 5, 2015 and October 22, 2015.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



November 23, 2015

Case #: 2129

Building Address: 1314 Beck Street

Record Owner(s): Agundiz Luis Alfonso & Delia

The City's Chief Building Official has requested this Commission hearing to discuss the 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 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 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 accessory structure from unauthorized entry within 30 days.**

- demolish the accessory structure and remove the debris within 60 days.**

The City recommends that the Commission orders that the City may:

- disconnect water and electric utilities to the accessory structure.**
- secure the 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:



Front of building from Commerce Street



Front/side – damaged overhead door



Damaged exterior finishes



Damaged exterior finishes / windows



Damaged exterior window/finishes



partially un secured



Unfinished interior/missing finishes



Storage



More storage on interior



Rear of structure, more damaged windows



CITY OF BRYAN
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Dangerous Structures Survey Report

Chief Building Official

Case # 2129

A. PROPERTY ADDRESS: 1314 Beck Street, SFA#9, Block 5, Lot 9 (TR-473)

B. SPECIFICATIONS: No. Rooms 3+ 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 (house)
- Vacant (storage)
- 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?

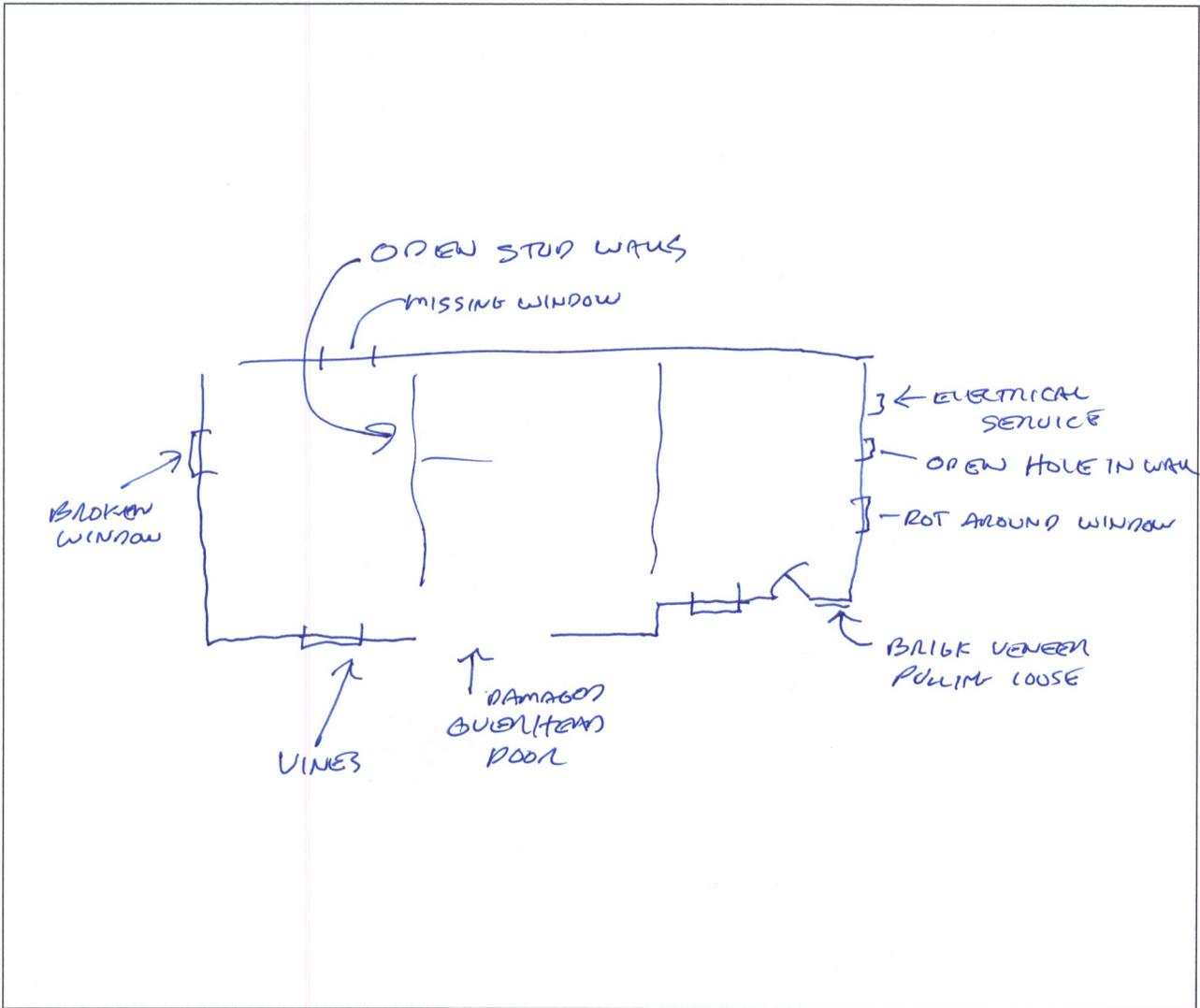
07. The structure is unsanitary, unfit for human habitation, or likely to cause sickness due to damage, deterioration, or inadequate design/construction. Specifically the structure does not meet the city's requirements for:
 light
 ventilation
 sanitation facilities
Main structure? Accessory structure?

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: Primarily, the detached accessory structure is dilapidated and needs repairs. The exterior metal on walls and roof is rusty. Several windows are broken, or missing, and most are unsecured. The overhead garage door is damaged. There is a large amount of storage items inside, not allowing a complete inspection. Some interior walls have exposed framing, wiring, electrical issues, etc. There are holes and finish damages to the exterior walls. Has a separate meter can/service but no meter or power. The trim around the windows is rotten. The electrical wiring was originally in conduit.

The mains structure, the house, needs repairs to trim, siding, overhangs, etc. There is trash and appliances in front yard that need to be cleaned up. There is an area on back of house that needs siding repairs.

FLOOR PLAN (if necessary)



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.

[Handwritten Signature]
Signature

CHRISTOPHER S. COX
Printed Name

10-16-15
Date



Dangerous Structures Survey Report

Fire Marshal

Case #2129

A. PROPERTY ADDRESS: 1314 Beck Street, SFA#9, Block 5, Lot 9 (TR-473) – Accessory Structure Only

B. SPECIFICATIONS: No. Rooms _____ No. Stories _____ No. Structures 2

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 — % of the main structure is considered a loss.
I estimate that 20 % 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?

