

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

November 23, 2015



**Case# 2140 – 1316 E. William J Bryan Pkwy**



**LEGAL DESCRIPTION:** Batts, Block 8, Lot 9

**STRUCTURE(S):**  multi-family residence

**PROPERTY OWNER(S):** Catch & Release Energy Services LLC

**LIENHOLDER(S)/  
MORTGAGEE(S):** Deed of Trust  
Citizens State Bank

**ACTIVE UTILITIES:**  yes  no **DISCONNECTED ON:** No record

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

**PROPERTY ID:** 17722  
**IMPROVEMENT VALUE:** \$20,430  
**YEAR BUILT:** 1955  
**SF OF LIVING AREA:** 1,456  
**CURRENT OWNER SINCE:** 9/26/2014  
**PROPERTY TAXES OWED:** \$1478.75

**BACKGROUND:**

- No building permits are on file for this property since at least 1998. A red tag was left in 2003 for working without a permit.
- The two-story duplex structure on the property has been boarded up/vacant for several years. An occupied single-family home is also located on the same lot in the back.
- Someone complained about the structure in summer of 2015.
- The property is zoned Residential District – 5000 (RD-5) which does not permit multiple residences on a property. The property is only 50 feet in width. The Zoning Ordinance requires that duplex lots are at least 70 feet in width. Since the duplex has been vacant for many years and does not appear to have been actively marketed, grandfathering does not apply in this case. The duplex structure also appears to be a nonconforming structure as it does not seem to conform to current minimum building setback standards. This would have to be verified with a detailed property survey.
- In order to allow occupancy of this structure with a duplex as well as a detached single-family home on the same lot, the City's Zoning Board of Adjustment and Planning and Zoning Commission would have to take actions before any building permits for repair could be issued.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission was mailed to the property owner on September 10, 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 #: 2140**

**Building Address: 1316 E. William J Bryan Pkwy**

**Record Owner(s): Catch & Release Energy Services LLC**

**The City's Chief Building Official has requested this Commission hearing to discuss the two-story 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 two story building 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 two-story building may not be feasibly repaired in compliance with City ordinances and the property's current zoning classification does not allow a duplex and a single-family detached dwelling to occupy the property at the same time.**

**The City recommends that the Commission issue an order to the owner, lienholder, or mortgagee to:**

- demolish the two-story 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.**
- 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 structure, boarded up windows



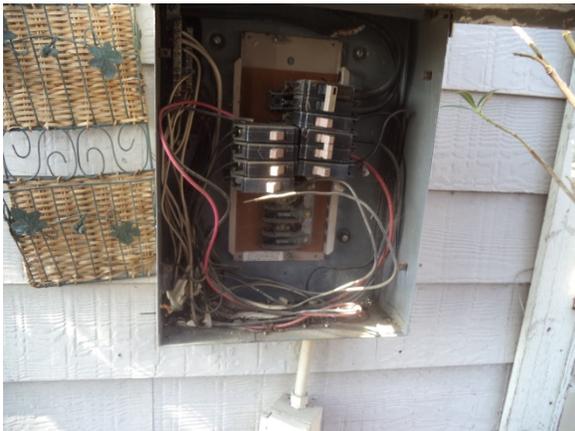
Right side, boarded windows, newer siding



Left side



Right side



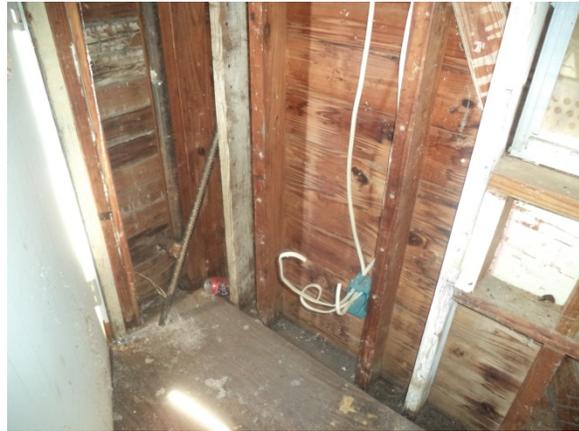
Electrical panel missing dead front cover



Loose electrical conduit and weather head



Illegal outdoor storage and trash in rear yard



Open walls on interior, some rotten framing



Interior used for storage



Wall framing – no headers above windows



Evidence of recent plumbing work



Framing not to code, top plate not continuous



Electrical wiring not installed to code



Water heater sitting on dirt floor



Evidence of recent HVAC work



Dirt floor



Evidence of roof leaks



Open walls on second floor



# Dangerous Structures Survey Report

Chief Building Official

Case # 2140

A. **PROPERTY ADDRESS:** 1316 E William J Bryan Parkway, Batts, Block 8, Lot 9 (Accessory Structure only)

B. **SPECIFICATIONS:** No. Rooms 5-6 No. Stories 2 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?

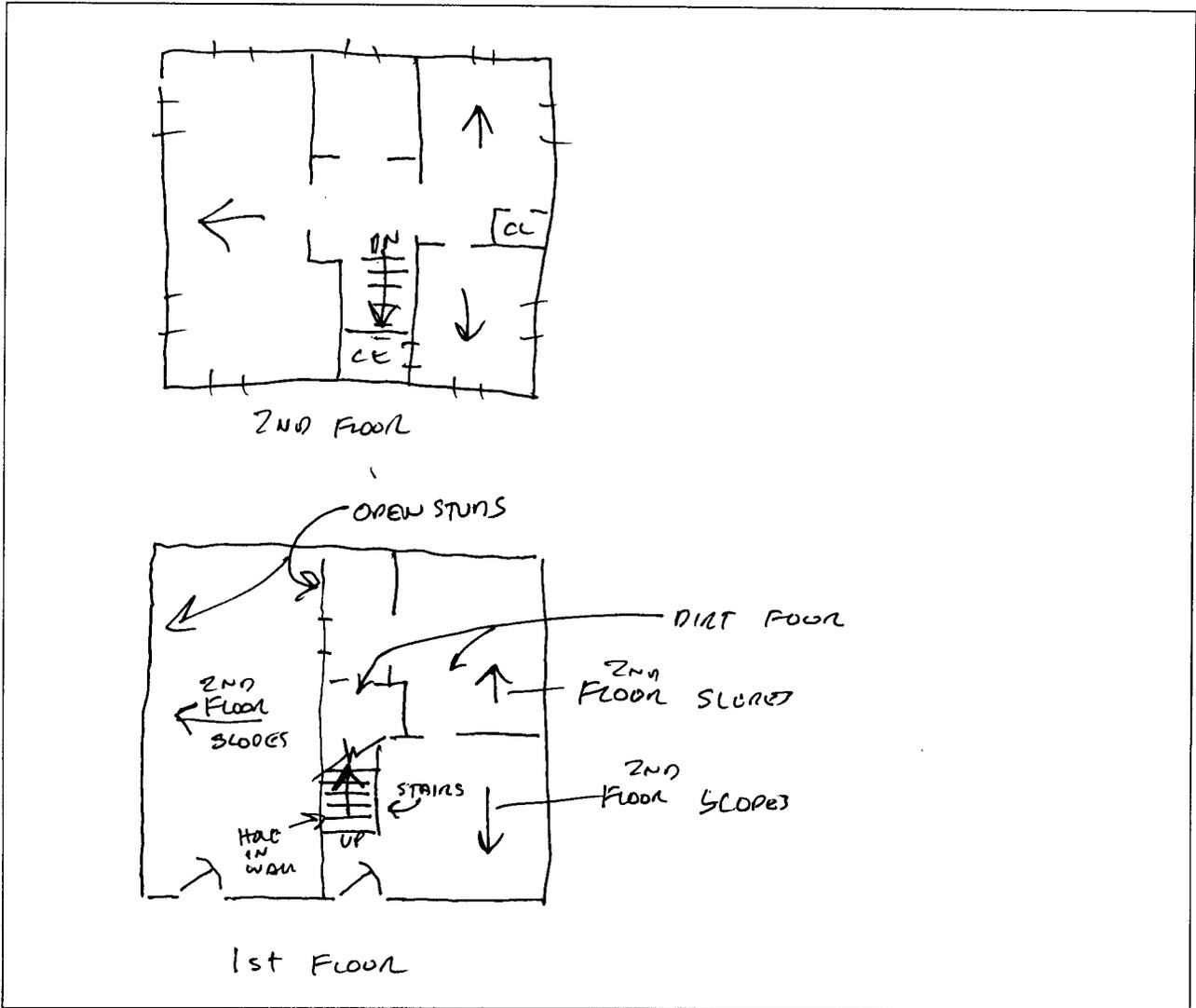
08. Injury to persons or damage to property will result because portion, member or appurtenance is likely to fail, become detached or dislodged, or collapse.  
Main structure?  Accessory structure?
09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because 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: There are two structures on the property. The two story structure is considered the "main structure" for this report. The one story detached dwelling on the property is not part of this report.**

**Structure is a two story structure, most likely the first story was originally a two car garage with a dirt floor. Someone has started to convert the first and second floor into a single dwelling. There may have once been two dwelling units in this structure as there are two meter cans and services on the structure. One porch overhang has pulled loose from the front of the building and a second one appears to be pulling loose.**

**The first floor windows and doors are boarded up. The interior is mostly exposed framing. Parts of the first floor are dirt, there is wood joist embedded or touching the ground on interior. The electrical panel is missing the dead front. There is evidence of recent plumbing and exterior siding work. The second floor floors are un level. The weather head is loose. There is a loose electrical junction box, conduit, and exposed Romex wiring near the electrical service. The windows are older aluminum single pain windows and most likely do not meet the emergency escape and rescue requirements for the bedrooms.**

**There is already one dwelling on the lot, and the property is not zoned for multifamily.**



**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.

*Gregory S. Cox*  
Signature

GREGORY S. COX  
Printed Name

10-16-15  
Date



CITY OF BRYAN  
The Good Life, Texas Style.

# Dangerous Structures Survey Report

Fire Marshal

Case #2140

A. PROPERTY ADDRESS: 1316 E William J Bryan Parkway, Batts, Block 8, Lot 9 (Two story Structure only)

B. SPECIFICATIONS: No. Rooms \_\_\_\_\_ No. Stories 2 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 80% 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?

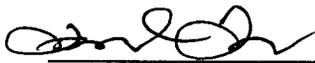
08. The building, structure, or a part thereof is being used by criminals, vagrants, or squatters for the purpose of suspected illegal activity.  
Main Structure?  Accessory Structure?
09. The building, structure, or a part thereof presents an attractive nuisance to children.  
Main Structure?  Accessory Structure?

**COMMENTS**

open walls  
 unpermitted & open wiring  
 missing floors  
 rotten walls

**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.



Signature

Fred Taylor / DSM

Printed Name/Title

10-12-15

Date