

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

November 23, 2015



**Case# 2143 – 1211 Park Street**



**LEGAL DESCRIPTION:** Berger, Block 1, Lot 6 (NE half)

**STRUCTURE(S):**  single-family residence  
 accessory structure(s)

**PROPERTY OWNER(S):** Salazar Sally

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

**ACTIVE UTILITIES:**  yes  no **DISCONNECTED ON:** N/A

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

**PROPERTY ID:** 18157  
**IMPROVEMENT VALUE:** \$46,590  
**YEAR BUILT:** 1956  
**SF OF LIVING AREA:** 1,736  
**CURRENT OWNER SINCE:** 10/2/1993  
**PROPERTY TAXES OWED:** \$402.24

**BACKGROUND:**

- The City received an anonymous complaint on September 7, 2015. The complainant relayed that parts of the house were collapsing, the house was unsecured, and there was great concern on welfare of occupants.
- The Chief Building Official contacted the owner and set up a time for inspections.
- On September 9, 2015, a Bryan PD officer, Assistant Fire Marshal, and the Chief Building Official inspected the house and found the house to be unsafe for occupancy. Bryan PD worked with owner to get her, her daughter, and grandchild to a shelter.
- 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 #: 2143**

**Building Address: 1211 Park Street**

**Record Owner(s): Salazar Sally**

**The City's Chief Building Official has requested this Commission hearing to discuss the building 2 accessory structures 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 structures 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 occupied and poses a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated.**
- 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:**

- vacate the building within 30 days.**
- secure the building and accessory structure(s) from unauthorized entry within 30 days.**
- demolish the building and accessory structures 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 building and/or accessory structures.**
- secure the structure, demolish the building and accessory structures 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 house



Front porch, damaged columns, roof sagging



Open walls, missing bricks



Trash and debris on porch



Left side of house



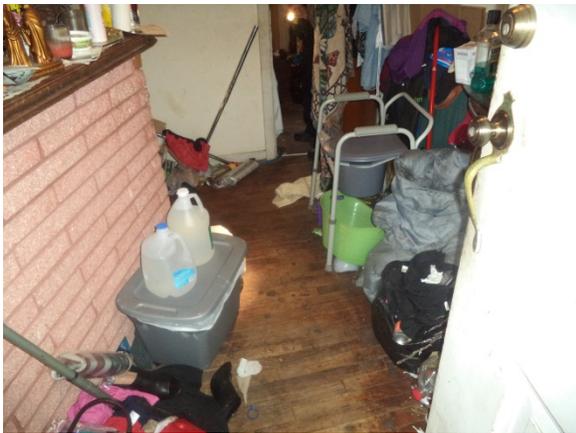
Left side of house, rotten roof/collapsing



Side of front porch – sagging roof



Right side of house/damaged overhangs



Interior front entryway



Front living room used as bedroom



Front living room used as bedroom



High number of extension cords and strip outlets in use.



Kitchen



Bedroom, missing sheetrock on walls



Mold on walls



Bathroom missing floor



Bathroom with hole in wall to bedroom



Ceiling damage in bedroom



2<sup>nd</sup> bath not usable



Roof caving in from roof leaks in den



Floor of den, sheetrock from ceiling



Sheetrock on floor with mold from leaking roof



Overall view of den.



# Dangerous Structures Survey Report

Chief Building Official

Case # 2143

A. **PROPERTY ADDRESS:** 1211 Park Street, Berger, Block 1, Lot 6 (NE HLF)

B. **SPECIFICATIONS:** No. Rooms 7-8 No. Stories 1 No. Structures 3

**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: Compliant was emailed to city on living conditions inside the home, the home has large amounts of debris, storage, trash throughout. The house has an enclosed porch that has a collapsing roof / ceiling structure from roof leaks. Roaches and insects were noticeable throughout. The house does not have a working bath room. One bath room has collapsing floors with disconnected toilet, second bath room has a clogged toilet. Interior finishes are damaged or missing in most rooms. The front living room appears to be in best shape. There are holes and cracks in walls throughout. The house is pier and beam. There is mold on ceilings and walls in most rooms. The kitchen is not sanitary or operational. The front porch has structural issues and appears parts could collapse. There is exterior damage to overhangs and trim on the exterior. The rear yard is over grown with weeds, poison ivy, and bushes. There are damaged electrical fixtures on the exterior and heavy use of extension cords on interior. The exterior brick veneer has cracks and shows signs of foundation movement/failure.**

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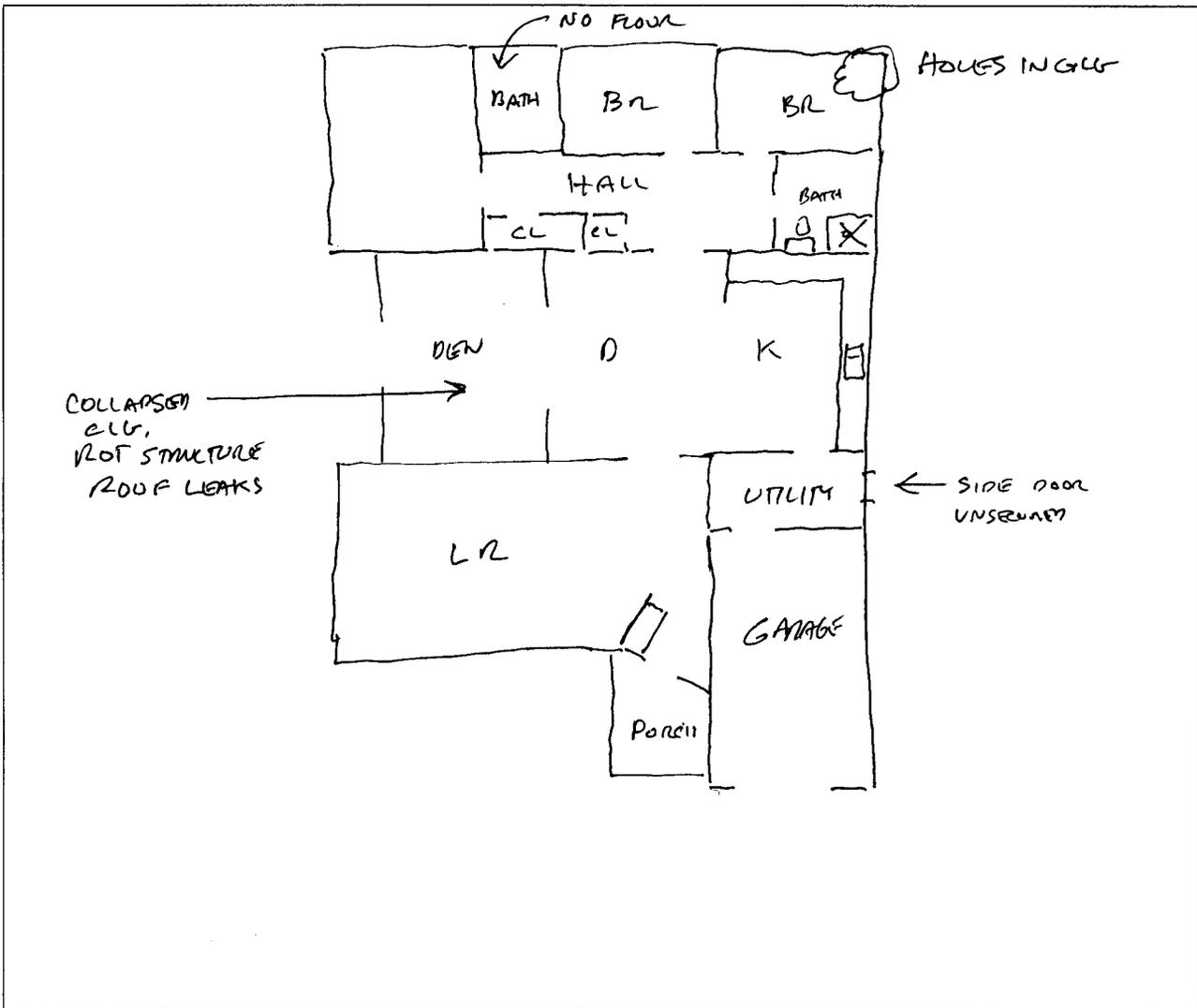


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D. FLOOR PLAN (if necessary)



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



# Dangerous Structures Survey Report

Fire Marshal

Case #2143

A. PROPERTY ADDRESS: 1211 Park Street, Berger, Block 1, Lot 6 (NE HLF)

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 80% 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?
- 09. The building, structure, or a part thereof presents an attractive nuisance to children.  
Main Structure?  Accessory Structure?

COMMENTS Partial collapse of roof  
Rotten / sunken floors  
no so / co detectors  
unsafe electrical system  
inadequate exits

**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 / JEM 10-16-15  
 Signature Printed Name/Title Date