

LEGAL DESCRIPTION: Bryan's 3rd, Block 4, Lot 20

STRUCTURE(S): single-family residence
 accessory structures

PROPERTY OWNER(S): Escalante Monica Nicole Torres

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

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** 04/17/13

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 20474

IMPROVEMENT VALUE: main house - \$26,680
2-story structure - \$14,150

YEAR BUILT: main house - 1955
2-story structure - 1950

SF OF LIVING AREA: main house - 1,156
2-story structure - 1,024

CURRENT OWNER SINCE: 10/23/2007

PROPERTY TAXES OWED: \$0

BACKGROUND:

- City staff noticed the structures on the property appeared vacant and dilapidated in early January 2015; the property appeared abandoned and neglected.
- Notices that the property has an electrical hold on the utilities from the Chief Building Official were mailed to the property owner on January 28, 2015.
- A citizen complained to the City about the property in February 2015.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission were mailed to the property owner on April 6, 2015, May 18, 2015, and September 16, 2015.
- A new property owner contacted City staff on June 7, 2015 by email expressing interest in repairing the structures.
- The Chief Building Official sent notification of what the owner needed to submit (plans, timeline, and estimates). It was confirmed that the new owner had received the Building and Standards Commission meeting notifications previously sent to owner of record.
- The City removed the property from the June Building and Standards Commission agenda in hopes the new owners would take action to demolish and/or repair the structures.
- The new owner obtained a demolition permit on 6-15-15 and removed the main house and a porch off the back of the two story building.
- The Chief Building Official contacted the new owner in September and met with new owner on 9-17-15 on site. It was found that the two story structure was not constructed on a foundation, the lower

walls were mostly rotten, the framing did not appear to meet minimum code requirements, and therefore the structure was not feasible for repairs. The owner was notified to submit plans, estimates, and a timeline if he wanted to repair any of the remaining structures. Owner was notified that City staff would recommend demolition of all remaining structures on the property.

- The Chief Building Official advised the new owner again on 9-17-15 to keep all the structures secured, but as of 10-08-15 there are still unsecured doors and windows on the two-story structure and accessory storage structure.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



October 26, 2015

Case #: 2107

Building Address: 1111 West 18th Street

Record Owner(s): Escalante Monica Nicole Torres

The City's Chief Building Official has requested this Commission hearing to discuss the building and 6 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 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 structures 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 structures.**

- 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 structures from unauthorized entry within 30 days.
- demolish the buildings and accessory structures within 30 days.

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

- disconnect water and electric utilities to the building and accessory structures; and
- 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 (9-18-2015):



BBQ pit structure still remaining



Two story structure, unsecured windows



Carport, tires and debris



Unsecured accessory storage structure



Exposed Romex wiring at two story structure



Foundation in two story structure appears to be old driveway slabs, cracks and un levelness.



Single top plate at first wall of two story structure does not meet today's framing code



Lower walls of two story structure are rotten



Second floor joist are 2X6 tripled up, may need larger floor joist and / or new supports



Beam at top right is not adequate to support spliced floor joist



Mold at sheetrock on first floor walls of two story structure



Back side of two story structure after porch removal

PICTURES (6-9-2015):

Two story structure:



Front view from San Jacinto



Rear porch, trash and debris



Rear and side – damaged siding



Loose siding and damage



Wall / roof damage above porch



Stucco not installed properly, no flashing at top,



Cantilevered second floor balcony/porch, Structually un safe

Broken window



Interior of first floor unfiished, exposed Romex, trash and debris inside



Rotten framing at balcony



Inadequete framing at porch, rotten deck

BBQ pit Structure:



BBQ structure in right of way or setback



Roof structure is leaning, in adequete support

Detached carport:



Plywood walls not finished



Inadequate framing, no tie down straps



Damaged siding on carport wall.



Cracked carport foundation



Unsecured **truck box** used as storage



Detached accessory **storage shed** – unsecured



Dangerous Structures Survey Report

Chief Building Official

Case #2107

A. PROPERTY ADDRESS: 1111 W 18th Street, Lot 20, Block 4, Bran's 3rd Addition

B. SPECIFICATIONS: No. Rooms 12+/- No. Stories 2 No. Structures 6

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:

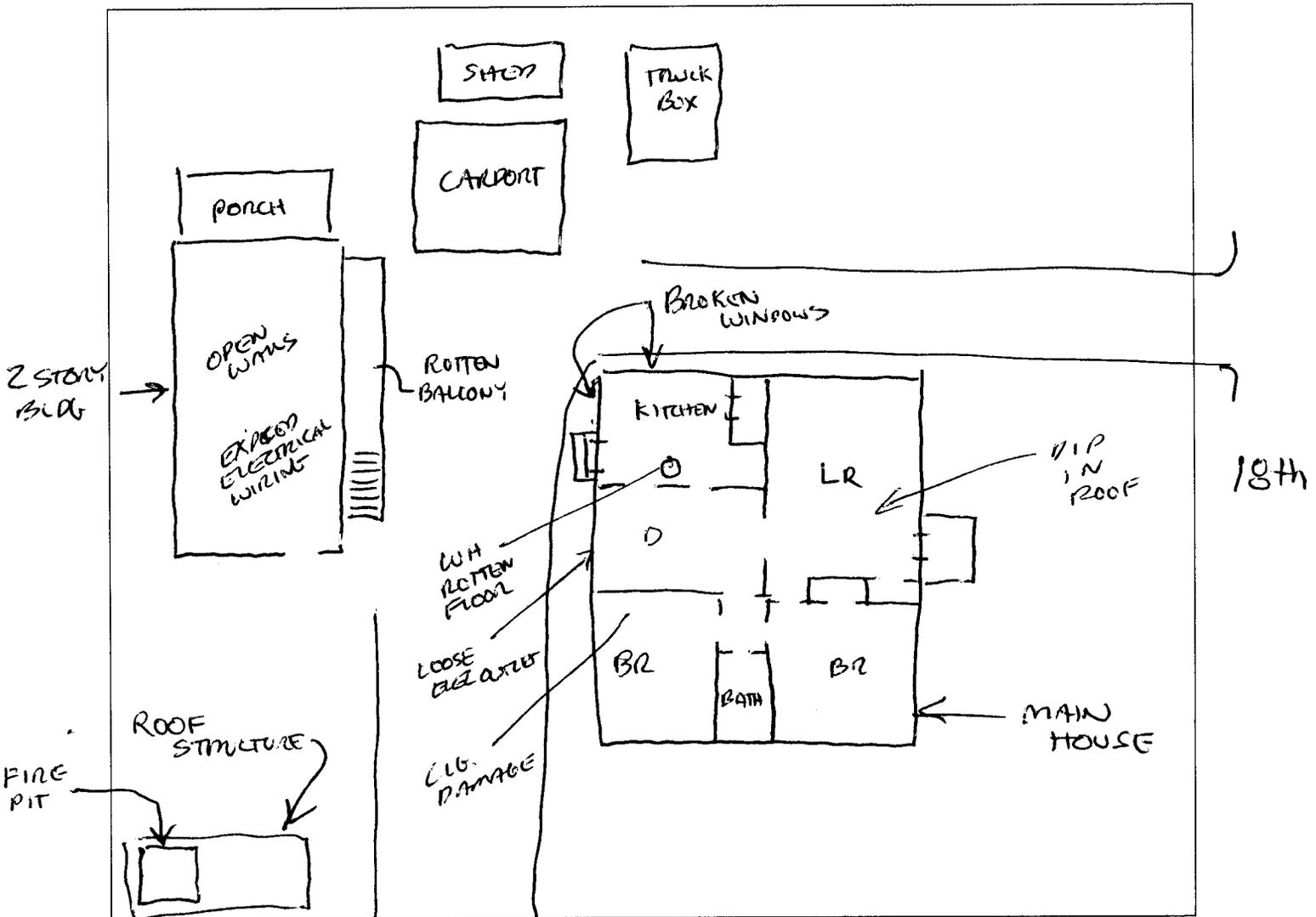
light
 ventilation
 sanitation facilities

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: 5 total structures Main House: 1. Stucco exterior, some cracks and damage, damaged crawl or missing space skirting 2. Pier and beam foundation 3. Some exterior walls are damaged. rotten - exterior stucco may have not been properly applied with correct underlayment and screeds 4. Broken windows 5. Exterior windows not properly flashed 6. Damaged exterior electrical outlets, exposed Romex 7. Rear roof overhang over back door is collapsing 8. Interior of main house is full of furniture and storage/trash 9. Evidence of roof leaks 10. Rotten floor under gas water heater 11. Damaged interior finishes 12. Mold 13. Water heater vent pipe missing, no pan drain **Two story accessory structure:** 14. Exterior stucco finish not properly applied, flashed, etc., stucco is pulling loose in some areas 15. Rotten second floor balcony and stairs, too dangerous to occupy 16. Damaged wood siding and trim 17. Damaged exterior doors and windows 18. First floor is storage with open stud walls and exposed Romex wiring 19. Center support beam does not meet code for member size 20. Damaged electrical devices 21. Evidence of roof leaks and water damage 21. Back porch not framed to code 22. Storage of trash and building materials outside **Accessory structure by road -** 23. Roof covering and oven with counter in setback or possibly right of way **Accessory storage behind carport** 24. Damaged siding/roof **Accessory Carport** 25. Damaged exterior finishes, not framed to code, roof sagging

FLOOR PLAN (if necessary)



SH 21

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.

Gregory S. Cox
Signature

GREGORY S. COX
Printed Name

5-14-15
Date



Dangerous Structures Survey Report

Fire Marshal

Case #2107

A. PROPERTY ADDRESS: 1111 W 18th Street, Lot 20, Block 4, Bran's 3rd Addition

B. SPECIFICATIONS: No. Rooms _____ No. Stories 1 No. Structures 5

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 100% 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

Evidence of Roof leaks
open wiring
mold
Vandalism

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 / DEM
Printed Name/Title

5-13-15
Date