



**LEGAL DESCRIPTION:** Dellwood Park Subd, Block 2, Lot 5

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

**PROPERTY OWNER(S):** Galvan Jesse C

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

**ACTIVE UTILITIES:**  yes  no **DISCONNECTED ON:** 07/27/2011

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

**PROPERTY ID:** 25816  
**IMPROVEMENT VALUE:** \$10,550  
**YEAR BUILT:** 1940  
**SF OF LIVING AREA:** 544  
**CURRENT OWNER SINCE:** 6/11/1993  
**PROPERTY TAXES OWED:** \$384.46 (2015)

**BACKGROUND:**

- Building permit history: there are no building permits on file since at least 1998.
- Bryan PD relayed concerns of the living conditions and condition of the property to the Chief Building Official and Assistant Fire Marshal in early January 2015.
- City staff visited the property on January 21, 2015 and tried to contact the tenants. Electrical, plumbing, and structural issues were observed from the unsecured detached garage.
- Notices that the property had an electrical hold on it from the Chief Building Official and request to meet/inspect were mailed to the property owner on January 28, 2015.
- City staff met with the owner on February 16, 2015 and went over the issues, repairs needed, and permits required. City staff asked owner if the interior could be inspected as well, owner said he would call back for date and time for inspection.
- The owner did not schedule a city inspection until March 5, 2015. Again, the owner was advised on permits, repairs needed, and inspections required.
- The owner submitted a general building permit application on March 23, 2015. The City contacted the owner and left a message about additional information needed in order to issue a permit. The owner did not contact the City.
- In November 2015 the Chief Building Official decided to submit the property for consideration by the Commission since the owner was not being proactive in getting permits and making sure all the safety concerns were addressed.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission was mailed to the property owner on December 2, 2015, and January 27, 2016.
- City staff met with the owner on site again on January 13, 2016 with the administrative warrant for this hearing's inspections. It was noted that the property condition had not changed since a year before and plumbing and electrical violations among other lack of maintenance issues still existed.

- During meeting with the owner, he requested to be able to do his own electrical and plumbing repairs. The existing conditions show that the electrical and plumbing systems have had work done without permits, or left in unsafe conditions. The home is not currently the owner's homestead, as it is occupied by tenants.
- The detached garage may be located partially in or all in a city alley or on adjacent property. A property survey needs to be provided to determine the exact location of the detached garage before any repair permits could be issued.

**ATTACHMENTS:**

1. staff recommendation
2. pictures
3. dangerous structures survey reports
4. owner's application and plans

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**February 22, 2016**

**Case #: 2050**

**Building Address: 102 Davis St.**

**Record Owner(s): Galvan Jesse C**

**The City's Chief Building Official has requested this Commission hearing to discuss the building and one 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 building and/or 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 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 accessory structure 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 accessory structure 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 structure.**

- 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 and accessory structure within 30 days.**
- secure the building and accessory structure from unauthorized entry within 30 days.**
- demolish the building and 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 building and accessory structure; and**
- secure the structure, demolish the building and 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 house



Front/side of house



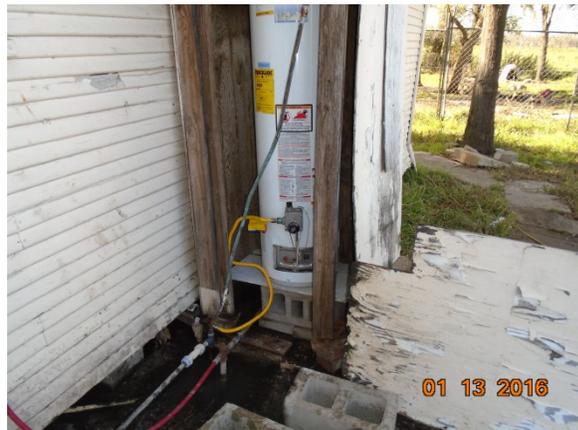
Side of house – missing siding/ skirting



Window seal damaged, foam used to seal opening around window a/c unit.



Illegal – non code compliant plumbing



Gas water heater installed without permits and not in code approved enclosure.



Top of gas water heater enclosure.



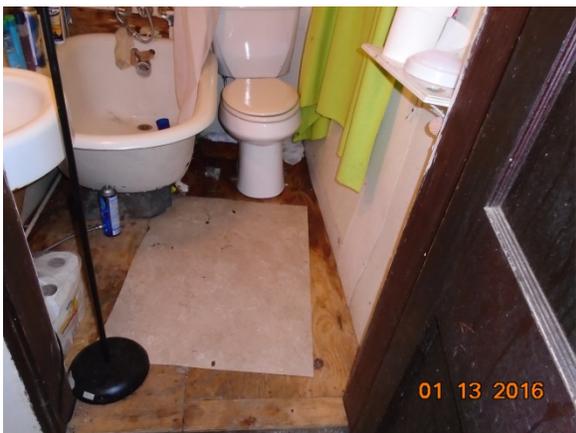
Damaged electrical light fixture, illegal exposed Romex wiring



Surface mounted electrical devices



Exposed illegal surface mounted Romex wiring



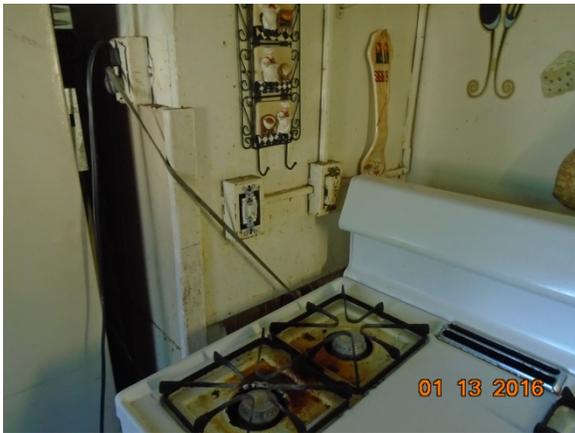
Bath room floor – repairs without permits/unfinished



Non-approved tub surround finishes



Un-permitted repairs to bath room ceiling



Missing outlet and switch covers in kitchen



Illegal exposed wiring in kitchen



Extensions cords at exterior to detached garage



Exterior side of detached garage



Exterior side of detached garage – rotten wall



Exposed electrical wiring in detached garage



Unsecured front of detached garage



Rotten rear corner of detached garage, damaged roof finishes.



# Dangerous Structures Survey Report

Chief Building Official

Case # 2150

A. **PROPERTY ADDRESS:** 102 Davis Street, Dellwood Park Subd, Block 2, Lot 5

B. **SPECIFICATIONS:** No. Rooms 4 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/IPC, 2011 NEC - No permits on file since at least 1998  
 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:

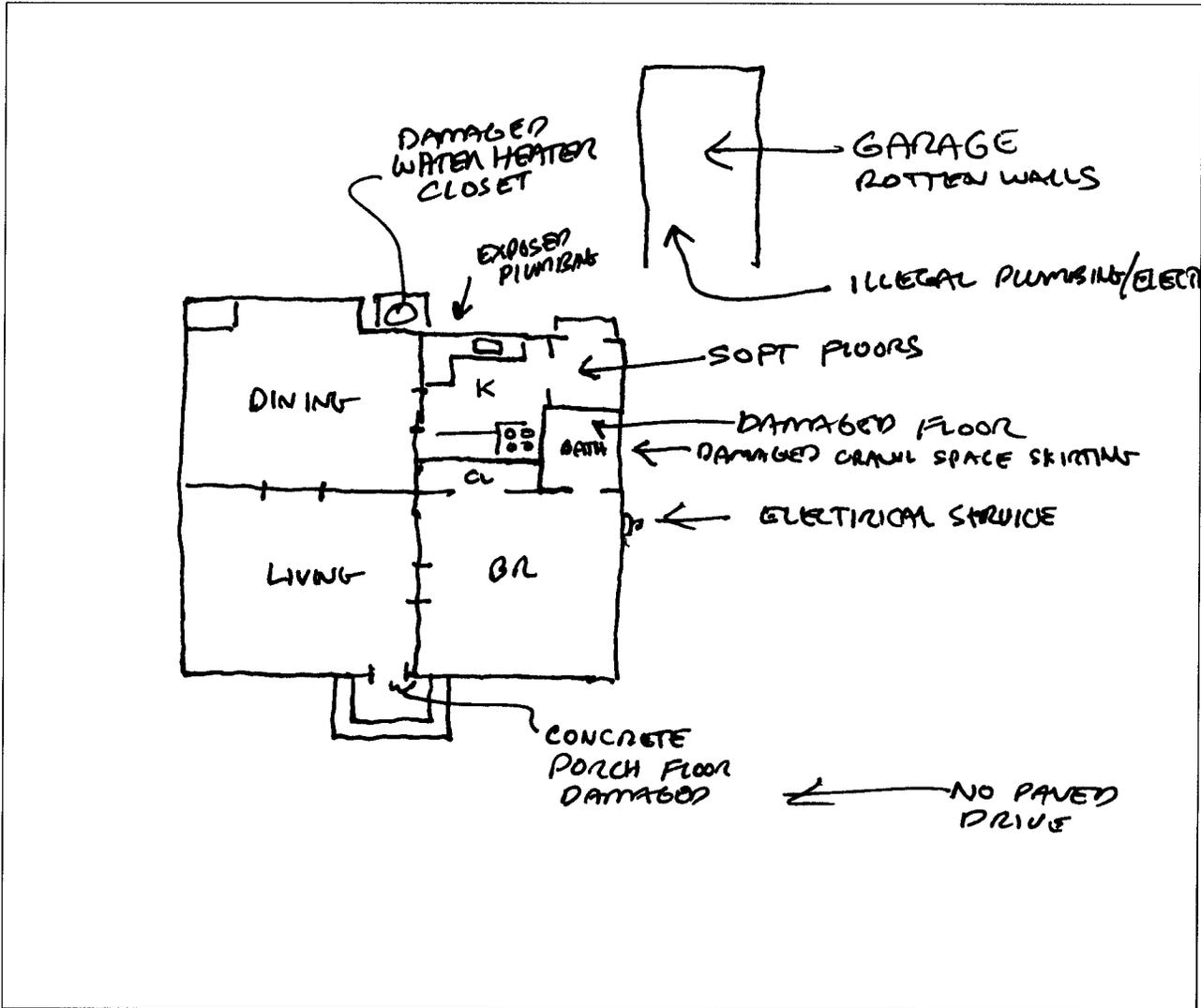
- light
  - ventilation
  - sanitation facilities
- Main structure?  Accessory structure?

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: Accessory structure:** – rotten walls, illegal electrical wiring, no foundation, illegal plumbing, exposed wiring, open splices, damaged siding, loose roof metal.

**Main House:** No paved driveway, damaged skirting on sides and rear of home, poor site drainage, rotten trim, damaged/rotten crawl space skirting in some areas, standing water at rear of house, water heater in make shift enclosure – not properly protected from elements, evidence of water heater replacement without permits, plumbing repairs without permits, and electrical work without permits, illegal / hazardous electrical, gas water heater – no permit or gas test on file. Exterior roof metal appears in good shape. Concrete front porch has bad spot/hole near front door. Kitchen – missing plug covers, exposed wires above stove, tenant may have been using stove to heat house. No heating system for house. Loose/damaged interior ceiling finishes. Front door glass is broken out/covered with plywood, Bedroom light fixture hanging by electrical wiring. Exposed Romex wiring above door frames (no studs for walls). Bathroom floor/floor framing needs repairs/replacements. Walls around tub/toilet need water proof finishes. Extension cords in rear yard, damaged Romex wiring and fixtures on back of house. Rear back entry has soft floor and wall/floor framing has rot and deterioration. Need to check foundation of house (will need some skirting removed for inspections)

**FLOOR PLAN (if necessary)**



**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.   X   Be vacated OR   X   remain unoccupied; and

B.   X   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

1-14-16  
Date

## McKinzie, Charmaine

---

**From:** Cox, Gregory  
**Sent:** Wednesday, January 20, 2016 7:14 PM  
**To:** McKinzie, Charmaine  
**Cc:** Tepera, Craig G; Cravatt, Cody  
**Subject:** 102 Davis - FEB BSC

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Charmaine,

I know Mr. Galvan was in today, but I had not yet looked over his plans and estimates.

- His valuation of \$1200 is too low. The improvements are appraised at \$10,255. The house will need about \$3000 to \$5000 in repairs if contracting it all out.
- The house is not his homestead... a licensed plumber and a licensed electrician need to submit estimates – licensed plumber and electrician will need to pull permits for plumbing and electrical work
- His plans submitted for water heater closet enclosure is not approved. He will need to build a stable platform out of treated wood or concrete, then construct code compliant 2X4 walls and roof with an operable side hinged swinging door large enough to service and remove water heater. Placing the gas water heater on CMU blocks with a make shift enclosure out of metal is not acceptable. Per zoning ordinance houses cannot have metal on exterior walls.
- He submitted an electrician's estimate sheet but there is not a name of an electrician or electrical company on it and no cost noted.
  - Electrician to make sure wiring is safe, also check attic and under home
  - Install new fixtures and outlets where damaged and GFI outlets in bath and kitchen
  - Smoke detector in bedroom and area outside bedroom with Carbon Monoxide Detector
  - Exposed wires above stove need to be removed or light fixture installed
  - Install outlet and switch covers
  - Remove exposed Romex wiring in other rooms where surface mounted – rewire with new wire in conduit or furr out walls to cover new Romex wiring per code.
  - Remove all keyless light fixtures and replace with code approved light fixtures with covers
  - Remove all surface mounted Romex and broken light fixtures off rear of house
- Submit estimates to repair crawl space skirting where damaged and missing with non metallic (no metal) materials – crawl space access and vents need to meet code
- Plumber to submit estimates to fix all exterior plumbing that is above ground at rear of home. He will need to cover the gas water heater install and do a gas test on the gas piping from atmos meter, yard, and house piping.
- Need estimate to repair hole in front concrete porch.
- Need estimate to repair rotten siding, trim, window sills, seal holes in siding and paint, etc.
- Need estimates to replace rear entry floor and bath room floor with approximate cost to repair any potential rotten floor joist or other supports
- Need estimate for waterproof finish repair / replacement around tub and toilet in bath room
- Need estimate to repair damaged / loose ceiling finishes in bedroom and bath room

Detached accessory structure:

- Estimate of \$650 for repairs is too low

- Need estimates to replace all rotten framing, probably need to place new 4X4 or 4X6 treated post 3' in ground at all corners and repair / replace all rotten framing.
- Need estimate for new roof and siding - he proposes a plywood exterior but this needs to be approved siding material
- He needs to be careful and not remove more than 60% of this structure as it is in the side setback and will lose it's grandfather if more than 60% removed for rebuild

There are no permits on file since at least 1998. He has done work without permits/inspections, and installed a new water heater without permits. I don't think he will agree with the repairs needed or that he needs to hire licensed contractors.

He has also told me he lives here with the two tenants and there is only one bed.

We will keep this on for FEB BSC

I will revise the above and email a copy to him and call and go over it with him.

Thanks,  
Greg



# Dangerous Structures Survey Report

Fire Marshal

Case #2150

A. **PROPERTY ADDRESS:** 102 Davis Street, Dellwood Park Subd, Block 2, Lot 5

B. **SPECIFICATIONS:** No. Rooms \_\_\_\_\_ No. Stories 1 No. Structures 2

**STRUCTURAL USE**

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure

**CONSTRUCTION**

- Box
- Frame
- Masonry
- Mobile Home

**OCCUPANCY**

- 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 ~~40~~ % 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**

unpermitted wiring  
unpermitted plumbing  
unpermitted construction

**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 / SMO 1-20-16

Signature Printed Name/Title Date

February 5, 2016

To: Jesse Galvan  
102 Davis Street  
Bryan, Tx 77801

Jesse Galvan  
7450 Old Jones Road  
College Station, TX 77845

Re: 102 Davis – Building and Standards Commission Case #2050

Dear Mr. Galvan,

This letter is in response to your permit application submitted on January 8, 2016. The city has reviewed the application, plans, estimates submitted to date. The following items are still needed for both the permit application and for the Building and Standards Commission hearing on February 22, 2016:

**Main house:**

- Project Valuation listed on building permit application of \$1200 is too low. The improvements are appraised at \$10,255. The city estimates that the house will need about \$5000 to \$10,000 or more in repairs if contracting it all out.
- The city does not agree that this is your homestead as it is one bedroom house and occupied by tenants. Also, based on existing hazards and illegal non code compliant work, a licensed plumber and a licensed electrician will be required by the city for all repairs to plumbing and electrical systems. You will need to submit full estimates by a licensed plumber and licensed electrician. The licensed contractors will need to pull permits for plumbing and electrical work.
- Plans submitted for water heater closet enclosure is not approved. You will need to build a stable platform out of treated wood or concrete, then construct code compliant 2X4 walls and roof with an operable side hinged swinging code compliant door large enough to service and remove water heater. Placing the gas water heater on CMU blocks with a make shift enclosure out of metal is not acceptable. Per zoning ordinance houses cannot have metal on exterior walls. Please resubmit complete and detailed plans for water heater enclosure.
- You submitted an electrician's estimate sheet but there is not a name of an electrician or electrical company on it and no cost noted.
  - Electrician to make sure wiring is safe, also check attic and under home
  - Install new fixtures and outlets where damaged and GFI outlets in bath and kitchen
  - Smoke detector in bedroom and area outside bedroom with Carbon Monoxide Detector
  - Exposed wires above stove need to be removed or light fixture installed
  - Install outlet and switch covers
  - Remove exposed Romex wiring in other rooms where surface mounted – rewire with new wire in conduit or fur out walls to cover new Romex wiring per code.



- Remove all keyless light fixtures and replace with code approved light fixtures with covers
  - Remove all surface mounted Romex and broken light fixtures off rear of house.
  - If more than 60% re-wire, all electrical systems, devices and fixtures will need to be brought into full compliance with current code.
- Submit estimates to repair crawl space skirting where damaged and missing with non metallic (no metal) materials – crawl space access and vents need to meet code (2009 International Residential Code).
  - Plumber to submit estimates to fix all exterior plumbing that is above ground at rear of home. He will need to cover the gas water heater install and do a gas test on the gas piping form ATMOS meter, yard, and house piping. Plumber will also need to check under home for any other issues. Vacuum breakers need to be installed on exterior hose bibs.
  - Please submit estimate to repair hole in front concrete porch.
  - Please submit estimates to replace rear entry floor and bath room floor with approximate cost to repair any potential rotten floor joist or other supports.
  - Please submit estimate for waterproof finish repair / replacement around tub and toilet in bath room .
  - Please submit estimate to repair damaged / loose ceiling finishes in bedroom and bath room.
  - If windows are rotten or will not open, please submit estimates for new windows - .35 maximum SHGC and .65 maximum U-factor.
  - Please submit estimate for R30 attic insulation to be installed in the attic.
  - Please submit estimate to repair rotten siding, trim, window sills, seal holes in siding and paint, etc.

**Detached accessory structure:**

- Estimate of \$650 for repairs is too low.
- A profession land survey will need to be submitted to make sure the structure is within your property lines before a repair permit can be issued.
- Please submit estimates to replace all rotten framing, probably need to place new 4X4 or 4X6 treated post 3' in ground at all corners and repair / replace all rotten framing.
- Please submit estimate for new roof and siding – you appear to have proposed a plywood exterior but this needs to be approved siding material.

- After the above estimates and survey is submitted, if the structure is in a setback, and more than 60% of the structure is replaced or more than 60% of the value is exceeded a variance may need to be applied for approval to keep the structure in a side or rear setback.
- Please know staff will recommend demolition of this structure in the staff report for the upcoming Building and Standards Commission.

Mr. Galvan please be aware that there are no permits on file since at least 1998 in city records. It appears that plumbing and electrical work has been done work without permits/inspections over the years. City staff could recommend demolition of the main house to the Building and Standards Commission as the repairs will exceed the appraised value by more than 50% per the Dangerous Structures Ordinance. As stated above, staff will recommend demolition of the detached garage to the commission. You will need to complete the above outstanding items and resubmit to my office within the next few weeks. Preferably please submit all revisions, requested estimates, and plans at least a week before the hearing.

Please call or email if any questions or concerns.

Sincerely,



**Gregory S. Cox, CBO**  
Chief Building Official  
Development Services, City of Bryan  
[www.bryantx.gov](http://www.bryantx.gov)  
[gcox@bryantx.gov](mailto:gcox@bryantx.gov)  
979-209-5031 office  
979-209-5035 fax

**CITY OF BRYAN APPLICATION FOR BUILDING PERMIT**  
 P.O. Box 1000 Bryan Texas 77805 \* Phone: 979-209-5010 \* Fax: 979-209-5035 \* www.bryantx.gov

10,550

<b>1. ADDRESS / LOCATION OF WORK:</b> ADDRESS: <u>102 Davis</u> SUBDIVISION: <u>Dellwood</u> PHASE:                      LOT:                      BLOCK:		<b>2.</b> DATE OF APPLICATION: <u>1-8-16</u> PERMIT # (by city): WTR / SWR # (by city): PROPERTY R-NUMBER:	
<b>3. PROPERTY OWNER INFORMATION</b> NAME: <u>Jesse Galvan</u> ADDRESS: <u><del>102 Davis</del> 7450 OLD JONES RD COLLEGE STATION</u> CITY/STATE/ZIP: <u>College Station TX 77845</u> EMAIL: <u>jessegalvan009@gmail.com</u> FAX: PHONE: <u>(979) 224-8092</u>		<b>4. GENERAL CONTRACTOR INFORMATION</b> NAME: ADDRESS: CITY/STATE/ZIP: EMAIL: FAX: PHONE:	
5. ELECTRICIAN (Name & Phone #):		6. PLUMBER (Name & Phone #):	
7. HVAC (Name & Phone #):		8. ARCHITECT – If required by state or city ordinance (Name & Phone #):	
9. ENGINEER – If required by state or city ordinance (Name and Phone #):		10. CLASS OF WORK (Check the appropriate box):	
Commercial: <input type="checkbox"/> Residential: <input checked="" type="checkbox"/> Remodel: <input type="checkbox"/> Addition: <input type="checkbox"/> Repair: <input type="checkbox"/> New Construction: <input type="checkbox"/> Demolition: <input type="checkbox"/>		Are you painting the exterior of a commercial building? ___ Yes <input checked="" type="checkbox"/> No	
<b>11. DESCRIPTION OF WORK:</b> See project plans A, B, C. A = Electrical repairs, additions or maintenance B = Plumbing repairs or maintenance C = rebuilding of water heater closet		Present Use: <u>residence</u> Intended Use: <u>residence</u> Constructing Driveway in R.O.W.? <u>NO</u> Constructing Sidewalk in R.O.W.? <u>NO</u>	
12. Square feet of heated area: <u>150</u>	13. # of Buildings: <u>1</u>	16. # of Dwelling Units: <u>1</u> # of bedrooms: <u>1</u>	19. Water Tap Size: <u>Not Apply</u>
Square feet of unheated area: <u>450</u>	14. Foundation Type:	17. Irrigation Tap Size: <u>Not Applies</u>	20. Sewer Tap Size: <u>Not Apply</u>
Square feet total: <u>550</u>	15. Number of floors: <u>1</u>	18. Fire Line Tap Size: <u>Not Apply</u>	21. Official Use Only-Misc. Fees:
	<b>22. Estimated Valuation</b> (Cost of Labor and Materials for project): \$ <u>1,200</u>		Long Tap Fee:
	<b>23. Total Permit Fee</b> (Valuation + Tap Fees + Any Misc. Fees): \$		D.&T. Fee:
			Work w/o Permit fee:
			REVISED 3

Please continue to back side of application for additional items.  
 Applicant's signature required on back of application for permit approval.

City of Bryan Permit App. 1-8-16  
"

Project Plan A = Electrical

Residence at 102 Davis (1 bedroom house)  
Project cost proposal by electrician (Exhibit "E")

House Section Kitchen;

- 1) GFI plug install or connect
- 2) Remove loose electrical wires near stove at wall

House Section bath;

- 1) GFI plug install or connect.

House Section electrical panel.

- 1) Check panel for compliance with all city electrical codes
- 2) Remove electrical circuit to detached garage

House Section Attic:

- 1) Check all electrical wiring for compliance per code

House Section bedroom, <sup>or</sup> living room

- 1) Install or connect 240 volt circuit and outlet for AC and heat unit
- 2) Install smoke detector and carbon monoxide detector in bedroom at ceiling
- 2) Install smoke detector and carbon monoxide detector in living room at ceiling

Conclusion:

All work to be completed by electrician

Frank Charquala F by Feb. 12, 2016 <sup>complying</sup>  
with city of Bryan adopted electrical code

Permit Application 1-11-16

RE: 102 Davis

Project Plan B Plumbing repairs or maintenance

Checked and found that all sinks <sup>(2)</sup> and tubs (1) having hot and cold water running

Removed loose and unused piping from side of kitchen outside wall

Bubbled solution ~~is~~ approved for checking gas pipes for leak used and checked on all gas valves and joints included water heater and gas meter. No leaks or defects found; per owner occupied property

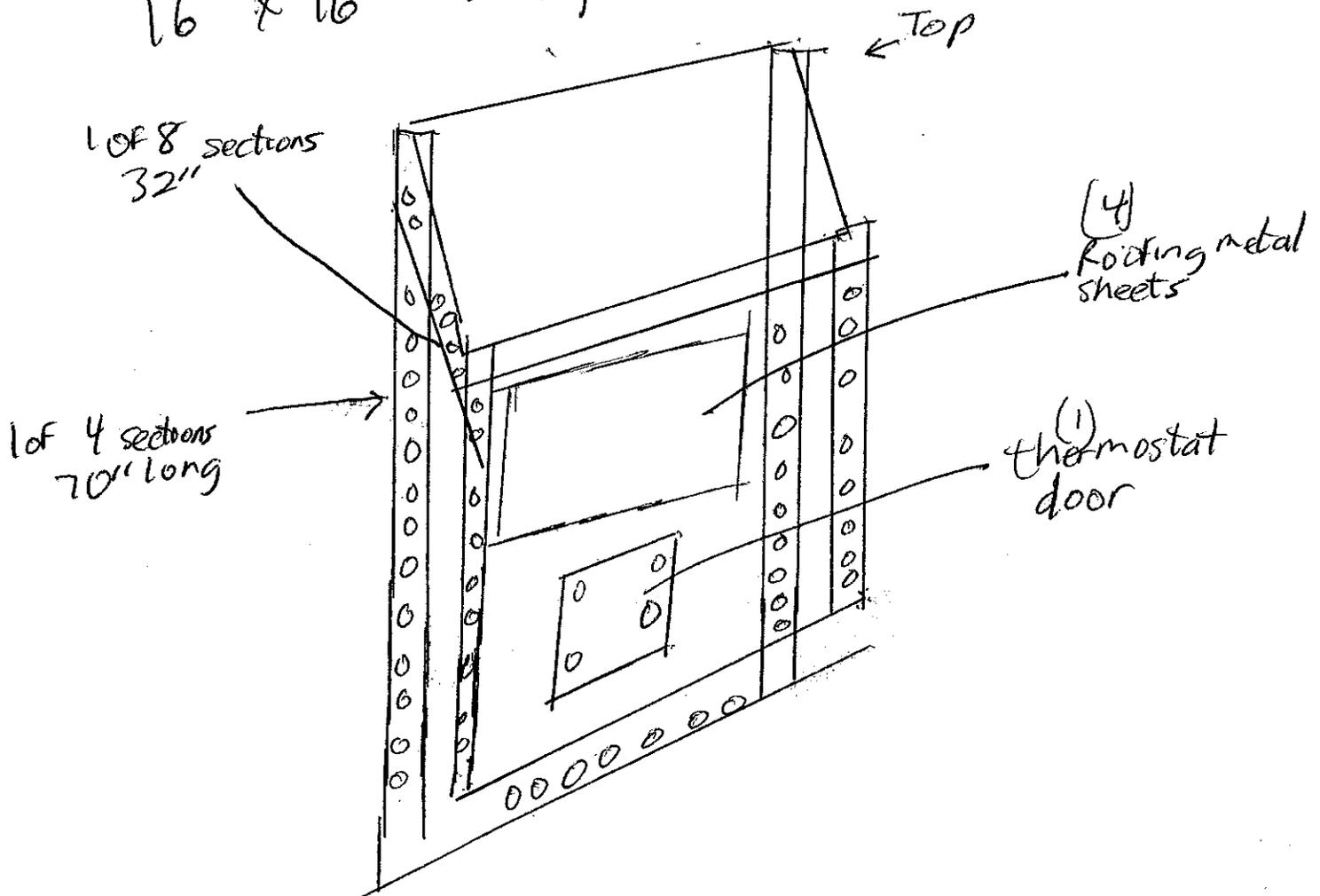
# Permit Application 1-11-16

Project Plan C-7 (Rebuilding of Water heater closet)

RE 102 Davis

Materials: 4 sections of 2" x 2" x 70" pre-drilled square metal tubing bolted by 16 bolts and nuts, fastened by 8 sections of pre-drilled 32" in. angled iron.

Covering; 4 roofing metal sheets size 70" by 32" and bolted door opening for thermostat sized 16" x 16" Diagrammed below;



# Permit Application 1-11-16

Project Plan C-2-Water Heater ~~to~~<sup>closet</sup> Foundation  
RE: 102 Davis

The preferred plan is to cement and metal reinforce 2 CMU blocks already serving as foundation with hardy-blocker cement sheet  $\frac{3}{8}$ " thick as foundation top.

If permitted by city this plan Exhibit "A" calls for the following materials:

- 4 rebar  $\frac{3}{8}$ " thick size 20" and metal wire ties
- 4 square tubing 20" long and 2" by 2" thick
- 8 bolts and nuts
- 4 angled braces

Note to inspector letter dated 3-2015  
Removal or reinstallation of water heater is unnecessary due to sufficient gas lines and water lines to compensate for water heater movement during this foundation repairs.

Diagram titled Exhibit "A" outlines the plan above

Diagram titled Exhibit "B" outlines an alternative plan if city denies owner requested foundation repair

Permit → 1-16-16

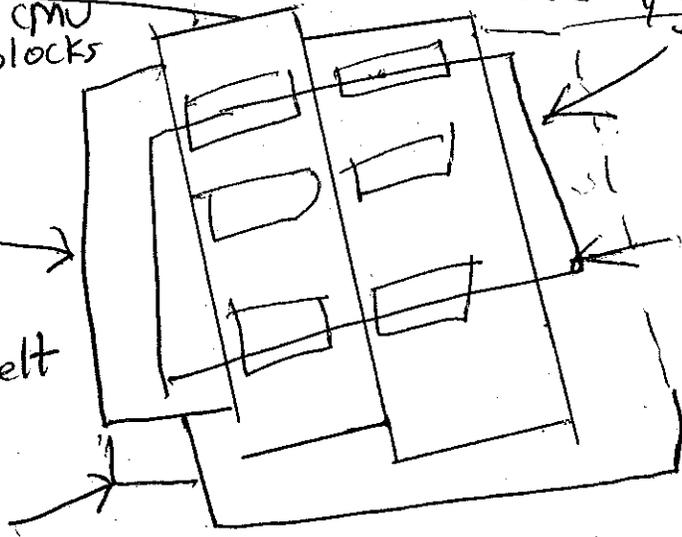
# Plumbing Plan C (Exhibit "A")

Foundation side shows hollowed end of CMU blocks

Evenly joined CMU blocks

Bolted Angled iron to Square tubing serving as foundation belt

4 sections of tied rebar



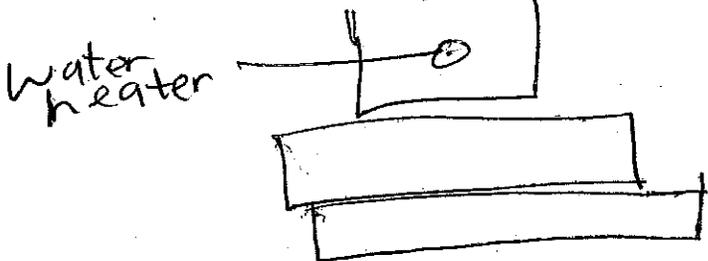
Bolted Angled braces to square tubing

All Foundation is to be cement reinforced

## Exhibit "B"

Replace Existing Foundation with 2 or 3 of pre-fabricated concrete sized 4" thick 16" by 16" in lengths

Evenly placed slabs



# Exhibit "E" Electrician Proposal

## Home Repair Estimate

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Electrician ~~Home~~

To: owner

Name: Jesse Galvan

Address: 102 Davis

City: Bayan State: TX Zip Code: 77801

### Job Description:

check house electrical and attic, install 2 GFI plugs  
 Remove circuit to garage. In connect 240 volt  
 circuit for window heating and cooling unit

**FRANK C. HAS LOOKED OVER THE SCOPE OF WORK THAT NEEDS**

### Itemized Estimate:

All materials and parts need will be <sup>owner</sup> provided

Time and Materials Needed	Amount
Kitchen and bath	2 GFI outlet plugs/ cost _____
Connecting 240 volt circuit	cost _____
check house and attic electrical	cost _____
check electrical panel	cost _____
TO BE DONE AND AGREED THAT WHAT YOU'VE STATED IS	
REASONABLE BY CODE. AND WORK WILL BE DONE ACCORDINGLY.	
Total Estimated Job Cost	

WORK WILL BE COMPLETED BY THE 12TH OF FEBRUARY 2014  
 UPON APPROVAL BY THE CITY INSPECTOR.

Prepared By: FRANK CHARGUALLF #587-7269 Date: 1/7, 2014

# CITY OF BRYAN APPLICATION FOR BUILDING PERMIT

P.O. Box 1000 Bryan Texas 77805 \* Phone: 979-209-5010 \* Fax: 979-209-5035 \* www.bryantx.gov

<b>1. ADDRESS / LOCATION OF WORK:</b> ADDRESS: <u>Davis 102</u> SUBDIVISION: <u>Dellwood</u> PHASE:                      LOT:                      BLOCK:			<b>2.</b> DATE OF APPLICATION: <u>1-12-16</u> PERMIT # (by city): WTR / SWR # (by city): PROPERTY R-NUMBER:				
<b>3. PROPERTY OWNER INFORMATION</b> NAME: <u>Jesse Galvan</u> ADDRESS: <u>102 Davis</u> CITY/STATE/ZIP: EMAIL: FAX: <u>Jessegalvan009@gmail.com</u> PHONE:			<b>4. GENERAL CONTRACTOR INFORMATION</b> NAME: <u>SAME</u> ADDRESS: CITY/STATE/ZIP: EMAIL: FAX: PHONE:				
5. ELECTRICIAN (Name & Phone #): <u>NO - Does not apply</u>		6. PLUMBER (Name & Phone #): <u>NA</u>		7. HVAC (Name & Phone #): <u>NO - NA</u>			
8. ARCHITECT - If required by state or city ordinance (Name & Phone #):			9. ENGINEER - If required by state or city ordinance (Name and Phone #):				
10. CLASS OF WORK (Check the appropriate box): Commercial: <input type="checkbox"/> Residential: <input checked="" type="checkbox"/> Remodel: <input type="checkbox"/> Addition: <input type="checkbox"/> Repair: <input checked="" type="checkbox"/> New Construction: <input type="checkbox"/> Demolition: <input type="checkbox"/>			Are you painting the exterior of a commercial building? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
11. DESCRIPTION OF WORK: <u>Plan to rebuild and repair garage</u>			Present Use: <u>no garage</u> Intended Use: <u>garage</u>		Constructing Driveway in R.O.W.? <u>NO</u> Constructing Sidewalk in R.O.W.? <u>NO</u>		
12. Square feet of heated area: <input type="text"/> Square feet of unheated area: <u>192</u> Square feet total: <u>192</u>		13. # of Buildings: <u>1</u> 14. Foundation Type: <u>Concrete</u> 15. Number of floors: <u>1</u>		16. # of Dwelling Units: <u>NA</u> # of bedrooms: <u>not applicable</u> 17. Irrigation Tap Size: <u>NA</u> 18. Fire Line Tap Size:		19. Water Tap Size: <u>NA</u> 20. Sewer Tap Size: <u>NA</u> 21. Official Use Only-Misc. Fees: Long Tap Fee: D. & T. Fee: Work w/o Permit fee:	
			22. <b>Estimated Valuation</b> (Cost of Labor and Materials for project): \$ <u>650</u>			21. Official Use Only-Misc. Fees: (continued)	
23. <b>Total Permit Fee</b> <u>Renewal for 3 or 4</u> (Valuation + Tap Fees + Any Misc. Fees): <u>2015</u> \$			REVISED 3			21. Official Use Only-Misc. Fees: (continued)	

Please continue to back side of application for additional items.  
 Applicant's signature required on back of application for permit approval.

Plan For 102 Davis — 1-12-16

Rebuilding and Repair of  
Separated garage

Replace outside walls with plywood sheets and  
2" x 4" boards and 4" x 4" post as support and  
backing sides

Install two front doors made of plywood and  
tin siding with handles/hinges.

Reinstall Existing Roof with repaired or replaced  
boards for backing support.

Current measures 11½ ft x 15½ ft lengths and  
5 ft height  
Planned measures  
are 11½ ft x 15½ ft lengths and  
7 ft height

### Needed materials

2" x 4" x 7 ft boards  
pieces = 20

4" x 4" x 7 ft post  
pieces = 4

4 x 8 ft x  $\frac{3}{8}$  thick plywood boards  
piece = 13

nails = 3 lbs  
bolts

Roofing metal sheets (doors)

7 ft x 5½ ft / 2 pieces

4 Door hinges - large

2 Door metal handles

# Diagram for 102 Davis - 1-12-16

## Rebuilding and Repair of separated garage

