

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**February 22, 2016**



**Case # 2153 – 601 E Martin Luther King Jr. Street**



**LEGAL DESCRIPTION:** City of Bryan Townsite, Block 68, Lot 7

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

**PROPERTY OWNER(S):** Murphy Vera

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

**ACTIVE UTILITIES:**  yes  no **DISCONNECTED ON:** 03/15/2013

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

**PROPERTY ID:** 22315  
**IMPROVEMENT VALUE:** \$16,680  
**YEAR BUILT:** 1940  
**SF OF LIVING AREA:** 912  
**CURRENT OWNER SINCE:** 7/22/2002  
**PROPERTY TAXES OWED:** \$756.97 (2015)

**BACKGROUND:**

- This structure and property has been vacant for some time. In April 2012, City staff contacted the building owner about repairing the structure. The owner removed a small rear addition that had collapsed but never obtained permits to repair the remainder of the structure.
- While dealing with other structures in the neighborhood in late 2015, City staff again noticed that the condition of the structure was declining and becoming worse, so the Chief Building Official requested that the property be scheduled for consideration by the Commission.
- The Chief Building Official spoke with the owner during the months of January and February 2016 about the condition of the home and the attached repair list and information was mailed to the owner on February 5, 2016.
- 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.

**ATTACHMENTS:**

1. staff recommendation
2. pictures
3. dangerous structures survey reports
4. February 5, 2016 letter to owner

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**February 22, 2016**

**Case #: 2153**

**Building Address: 601 E Martin Luther King Jr. Street**

**Record Owner(s): Murphy Vera**

**The City's Chief Building Official has requested this Commission hearing to discuss the 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 building, 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:**

- demolish the building and remove all debris within 30 days.**

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

- disconnect water and electric utilities to the building, and**
- 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 house, damaged siding



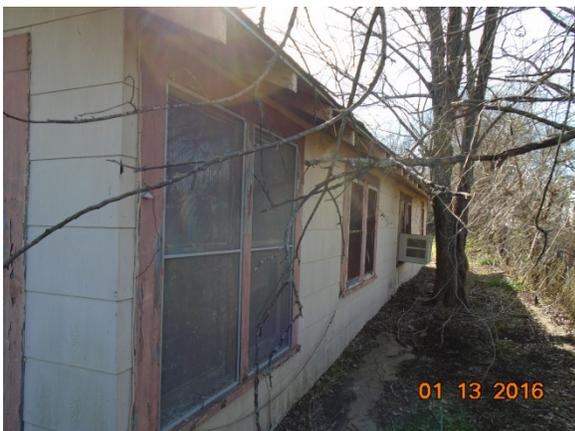
Front of house damaged siding, rot



Front door – concrete steps are higher than floor



South side



North side, drainage issues, grade higher than floor



Rear of house



Exposed electrical wiring, no landing at rear door



Roof has settled around brick chimney



Grade is too high on North side wall



Electrical outlets damaged/missing covers



Interior ceiling finishes are 100% damaged



Trash and debris inside kitchen



Ceiling finishes pulling loose



Evidence of mouse and rat infestation



Damaged ceiling finishes, old keyless lights



Surface mounted plug with exposed Romex



More ceiling finish damage



Hole in exterior wall where roof meets.



# Dangerous Structures Survey Report

Chief Building Official

Case # 2153

A. PROPERTY ADDRESS: 601 E Martin Luther King Jr. Street, City of Bryan, Block 68, Lot 7

B. SPECIFICATIONS: No. Rooms 6 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 – 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:** Exterior siding is damaged, loose or missing in some areas. There are holes in the exterior wall around the front entry roof. Poor site drainage. North West side of house – grade may be higher than interior floor, the foundation, floor and walls may have significant rot and decay. Exterior fire place chimney has damage. Roof has dips and waives in decking. It appears chimney has risen while roof plain has fallen some. Exterior window trim and sills have rot/decay. There was a rear addition of the home that collapsed several years ago and was removed. Interior finishes are damaged. Evidence of pest infestation. Electrical outlets are missing covers. Exposed Romex wiring. Front concrete steps are higher than front entry floor finish (house has sunk/concrete steps have risen.

---



---



---



---



---



---

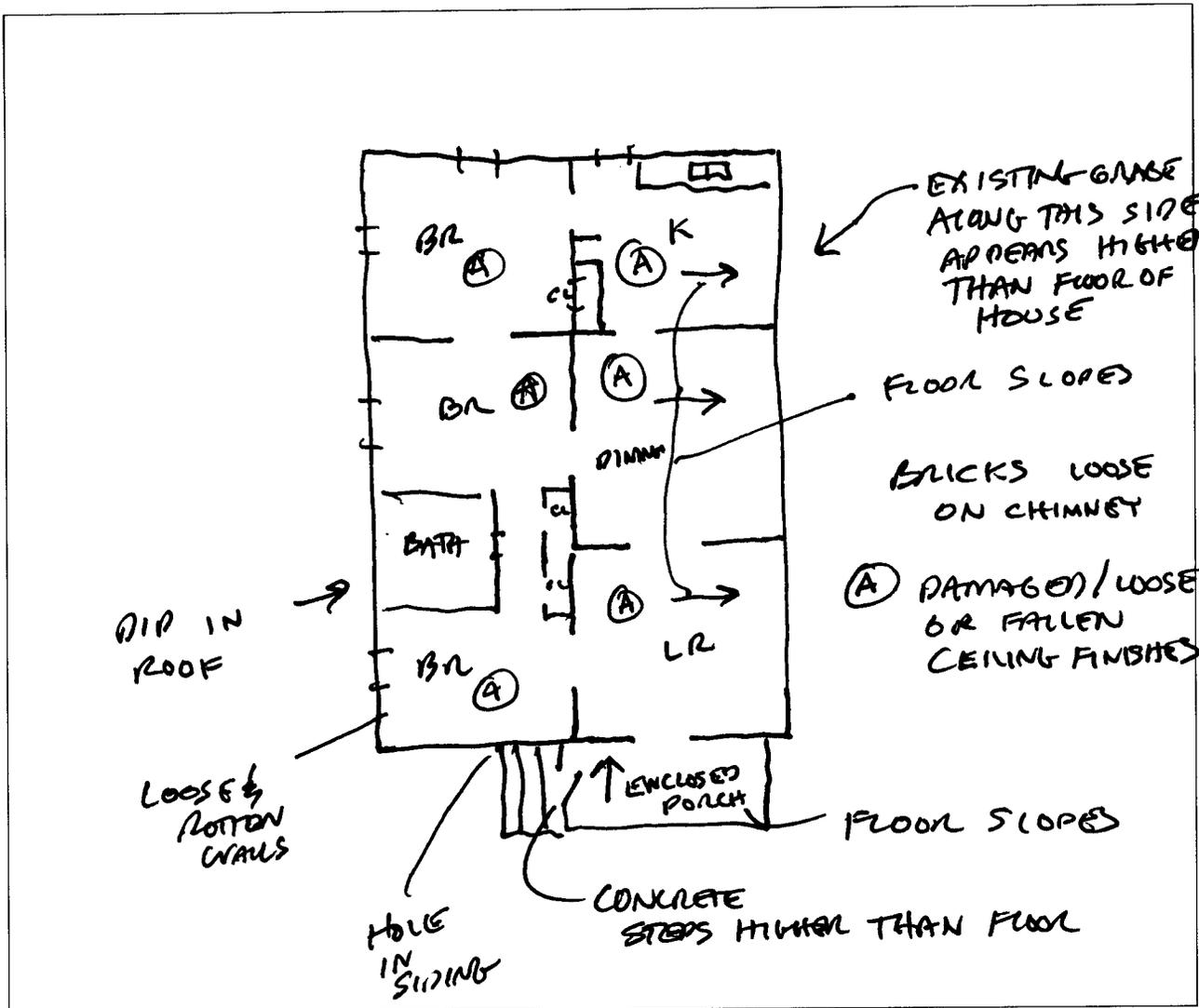


---



---

D. FLOOR PLAN (if necessary)



E. 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

1-13-16  
Date



# Dangerous Structures Survey Report

Fire Marshal

Case #2153

A. PROPERTY ADDRESS: 601 E Martin Luther King Jr. Street, City of Bryan, Block 68, Lot 7

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

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 100% 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?
- X   09. The building, structure, or a part thereof presents an attractive nuisance to children.  
Main Structure?   X   Accessory Structure?

**COMMENTS**

*Rotten walls,  
open wiring*

**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.

*[Handwritten Signature]*  
Signature

*Fred Taylor / SMO*  
Printed Name/Title

*1-20-16*  
Date

February 5, 2016

TO: Charles Murphy  
7405 David Drive  
Frisco, Tx 75034



RE: 601 E MLK

Dear Mr. Murphy,

As you are aware the house at 601 E MLK has been scheduled for the February 22<sup>nd</sup> Building and Standards Commission Hearing. You have received previous notices.

Below please find my notes on what the city believes needs to be repaired to make the structure safe. If the house continues to sit as is, it will continue to deteriorate.

The house is appraised at \$16,080, it will most likely not be feasible for repairs. In other words, repairs will cost more than 50% of appraised value per city dangerous structures ordinance. Due to this, the staff report will recommend demolition. You still have the right to submit plans, estimates, and a time line for repairs to the commission and try and seek a repair order.

The following was found:

- Loose/damaged or missing exterior siding needs repairing.
- Hole in exterior wall near front door/enclosed porch needs to be repaired and sealed.
- Front concrete steps are higher than interior floor (house floor needs to be raised and leveled). When house is re-leveled this should be fixed.
- The North West side of the house – the exterior grade appears higher than finished floor on inside. The inside floor slopes towards this side. In other words, it appears this side of the house has settled due to poor site drainage. The house needs to be re-blocked and leveled. Floor joist and floor beams may be rotten and may need to be repaired. There was not an easy way to look under the house without removing exterior finishes.
- Interior finishes need to be repaired throughout. Ceiling finishes are plaster over cheesecloth and a lot of the finishes are loose or have fallen throughout.
- The house does not appear to have a heating system. An approved heating system needs to be installed before being occupied or released for utilities.
- A rear addition was removed several years ago due to collapse, this addition appeared to have also housed the water heater which is no longer present. A plumbing permit would need to be obtained by a licensed plumber for all plumbing repairs and reinstallation of a water heater prior to the house being occupied or utilities released.
- The house most likely needs to be 100% rewired to 2011 NEC with new electrical service and electrical fixtures to current code
- The house most likely needs to be mostly re plumbed, especially after releveling.

- The brick chimney appears to have pushed thru the roof. The roof structure in attic needs to be checked for adequate framing and any rot from water leaks.
- The roof finished appeared to be adequate but there is an area around the brick chimney where flashing needs to be redone, especially after releveling of the house.
- The windows need to be checked for operation in bedrooms. They may need to be replaced.
- Cracks in exterior/interior wall finishes need repairing. The home appears to be original box frame construction. The lower walls around the exterior need to be checked for rot when house is relevelled..... the crawl space is not accessible or access not found, at rear of house there is evidence of foundation support beam with rot and decay. All rotten structural members will need to be replaced.
- The house also needs a paved driveway in compliance with city ordinance for off street parking. This would need to have one car space for each bedroom and a turnaround space since MLK is an arterial street.

If you receive a repair order from the commission, permits needed would be building, mechanical, plumbing, and electrical. Again, you will need to seek bids from licensed contractors for plumbing, mechanical, and electrical work. General carpentry and foundation bids can be obtained by reputable contractors.

I have provided a list of contractors for your use attached to this letter along with what to bring to the hearing with contractors bid sheet.

Please call me at 979-209-5030 or email [gcox@bryantx.gov](mailto:gcox@bryantx.gov) if any questions.

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

- The brick chimney appears to have pushed thru the roof. The roof structure in attic needs to be checked for adequate framing and any rot from water leaks.
- The roof finished appeared to be adequate but there is an area around the brick chimney where flashing needs to be redone, especially after releveling of the house.
- The windows need to be checked for operation in bedrooms. They may need to be replaced.
- Cracks in exterior/interior wall finishes need repairing. The home appears to be original box frame construction. The lower walls around the exterior need to be checked for rot when house is relevelled..... the crawl space is not accessible or access not found, at rear of house there is evidence of foundation support beam with rot and decay. All rotten structural members will need to be replaced.
- The house also needs a paved driveway in compliance with city ordinance for off street parking. This would need to have one car space for each bedroom and a turnaround space since MLK is an arterial street.

Please know that additional items and repairs may be needed from the above list due to age of structure and as other areas are inspected or uncovered during additional inspections or during renovations.

If you receive a repair order from the commission, permits needed would be building, mechanical, plumbing, and electrical. Again, you will need to seek bids from licensed contractors for plumbing, mechanical, and electrical work. General carpentry and foundation bids can be obtained by reputable contractors.

I have provided a list of contractors for your use attached to this letter along with what to bring to the hearing with contractors bid sheet.

Please call me at 979-209-5030 or email [gcox@bryantx.gov](mailto:gcox@bryantx.gov) if any questions.

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