BUILDING AND STANDARDS COMMISSION
STAFF REPORT

January 25, 2016

CITY OF BRYAN

Case # 2148 – 607 E. 21st Street

LEGAL DESCRIPTION: City of Bryan Townsite, Block 66, Lot 9 & pt of 10

STRUCTURE(S): ☒ single-family residence

PROPERTY OWNER(S): Barrows Rosa Delia

LIENHOLDER(S)/ MORTGAGEE(S): none

ACTIVE UTILITIES: ☐ yes ☒ no **DISCONNECTED ON:** 4/02/2015

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID:	22299
IMPROVEMENT VALUE:	$8,520
YEAR BUILT:	1940
SF OF LIVING AREA:	504
CURRENT OWNER SINCE:	6/30/2013
PROPERTY TAXES OWED:	$569.90

BACKGROUND:

- No building permits applied for or obtained since at least 1998.
- City Assistant Fire Marshal noticed the structure was vacant and in need of repairs in August 2015.
- Notices that the property had an electrical hold on it from the Chief Building Official were mailed to the property owner on August 13, 2015.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission was mailed to the property owner on November 3, 2015, and December 21, 2015.
- As of January 11, 2016, the owner has not contacted the city about repairs.

ATTACHMENTS:

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

BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION

January 25, 2016

Case #: 2148
Building Address: 607 E. 21st Street
Record Owner(s): Barrows Rosa Delia

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 <u>may not</u> 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 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 house – damaged roof, trash and debris

Front porch, damaged roof / missing roof metal

Rear of house – trash and debris

Side of house, missing crawl space skirting

Rotten window sills and trim

Side/rear of house, damaged siding, poor site drainage

Side of house, damaged siding, missing crawl space skirting, damaged/loose roof metal

Evidence of roof leaks, missing light fixtures

Illegal exposed Romex wiring – electrical outlet

Illegal exposed Romex wiring – light switch

Exposed Romex and open wires

Missing lavatory in bath room

Dangerous Structures Survey Report

Chief Building Official

Case #2148

A. **PROPERTY ADDRESS:** 607 E 21st Street, City of Bryan Townsite, Block 66, Lot 9 & pt of 10

B. **SPECIFICATIONS:** No. Rooms ___3___ No. Stories ___1___ No. Structures ___1___

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
__X__ Residential/Single Family	__X__ Box	_____ Occupied
_____ Mixed Use	__X__ Frame	__X__ Vacant
_____ Commercial	_____ Masonry	_____ Open
_____ Residential/Multi Family	_____ Mobile Home	
_____ Accessory Structure(s)		

C. **FINDINGS**

__X__ 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? __X___ 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? _____

__X___ 03. The foundation or the vertical or horizontal supporting members are materially damaged or deteriorated. Main structure? _____ Accessory structure? _____

__X___ 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? _____

__X___ 06. The structure or any part thereof has inadequate means of egress as required by the city's building code. Main structure? _____ Accessory structure? _____

__X___ 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:
_X__ light
_X___ ventilation
_X___ sanitation facilities

Main structure? __X___ Accessory structure? _____

__X__ 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? _____

__X___ 09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
__X__ Holes or cracks in the floor, exterior wall or roof
__X__ Loose, rotten, warped or protruding boards
Main structure? __X___ Accessory structure? _____

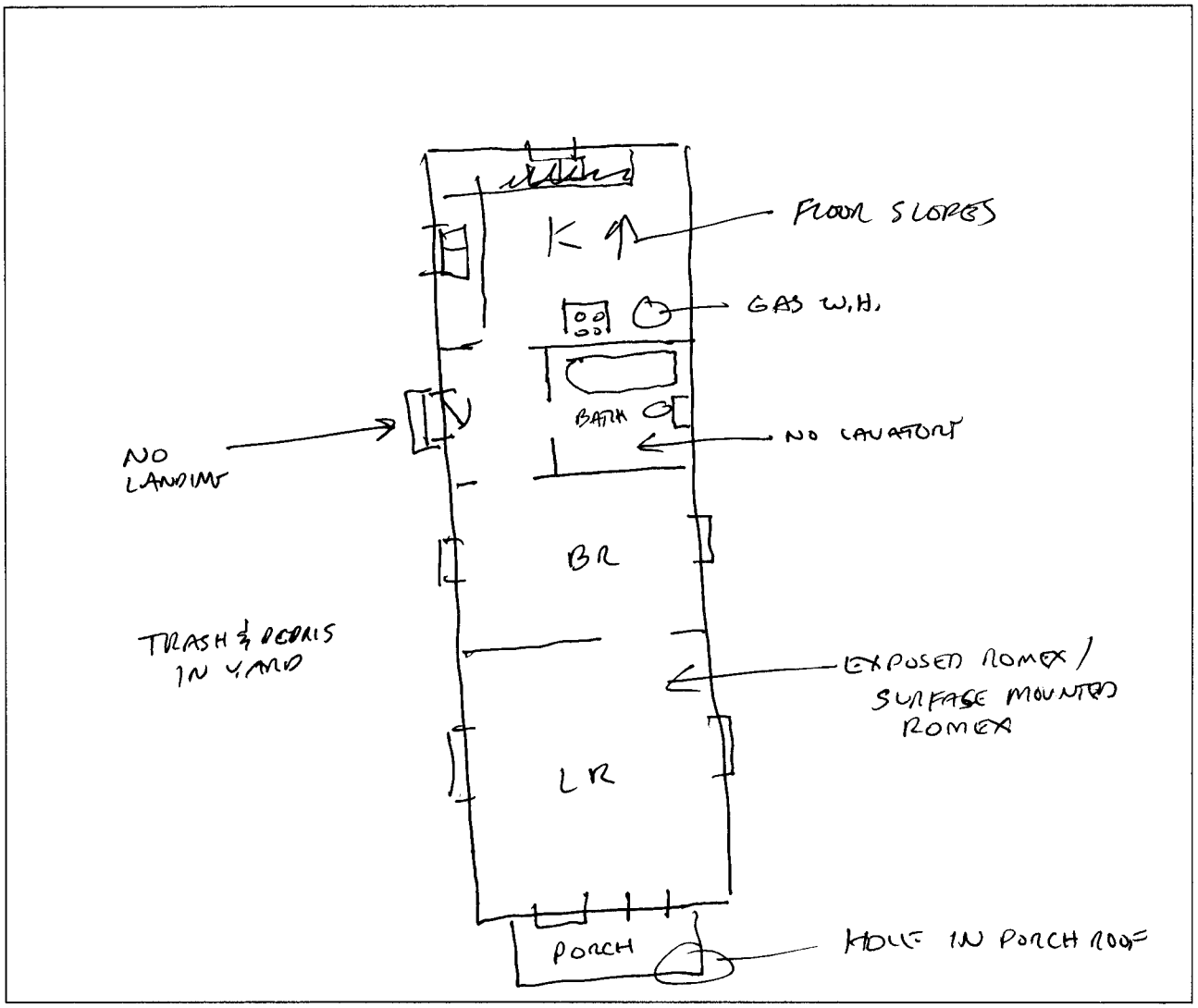
__X___ 10. Is manifestly unsafe for the purpose for which it is being used or so as not to give reasonable protection from danger of collapse or fire because of:
__X__ Defective materials
__X__ Structural deterioration
__X__ Interior walls or ceilings with holes, cracks or loose plaster
Main structure? __X___ Accessory structure? _____

_____ 11. The building, structure, or a part thereof, is unsecured and open.
Main structure? _____ Accessory structure? _____

COMMENTS: Exterior: rotten siding in various places. Missing crawl space skirting. Roof damaged at front porch (hole in roof). Windows boarded up. Roof metal is loose in several places. Exposed plumbing on exterior walls not insulated or damaged. Rotten window sills. Windows may not open (painted shut or too old/damaged to work properly). Missing light fixtures on interior. Exposed wiring. Damaged plug and switches or missing covers. Holes in ceilings. Evidence of roof leaks. No heating system. Illegal surface mounted Romex wiring. Bath room is missing the lavatory. Kitchen sink has PVC piping and hose bib for faucets. There is a hole in wall under kitchen sink to outside. Gas water heater in kitchen – T&P not plumbed to outside, no drain pan. No smoke detectors or CO detectors. No paved driveway.

Case # 2148

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.**

Signature	Printed Name	Date
	GREGORY S. COX	12-10-15

Case # 2148

corner of N Park

CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Fire Marshal

Case #2148

A. **PROPERTY ADDRESS:** 607 E 21st Street, City of Bryan Townsite, Block 66, Lot 9 & pt of 10

B. **SPECIFICATIONS:** No. Rooms_____ No. Stories 1 No. Structures 1

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
X Residential/Single Family	X Box	____ Occupied
____ Mixed Use	____ Frame	X Vacant
____ Commercial	____ Masonry	____ Open
____ Residential/Multi Family	____ Mobile Home	
____ Accessory Structure		

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 ____% of the main structure is considered a loss.
I estimate that ____% of the accessory structure is considered a loss.

X 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? X Accessory Structure? —

X 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? X Accessory Structure? —

X 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? X Accessory Structure? —

X 05. Obsolete, damaged, or deteriorated electric wiring, gas connections, heating apparatus, or other mechanical infrastructure present a risk of fire.
Main Structure? X Accessory Structure? —

X 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? X Accessory Structure? —

X 07. The structure or a part thereof is in violation of the City's fire code.
Main Structure? X 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

WIRING ISSUES

ROTTEN WALLS

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.

Signature	Printed Name/Title	Date
	FRED TAYLOR / BSM	12-8-15