

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

January 25, 2016



Case # 2141 – 1502 Sandy Point Road



LEGAL DESCRIPTION: Henderson Revised, Block 5, Lot 1 & 2 (NW hlf of ea)
STRUCTURE(S): single-family residence
PROPERTY OWNER(S): Perez Rita
**LIENHOLDER(S)/
MORTGAGEE(S):** none
ACTIVE UTILITIES: yes no **DISCONNECTED ON:** 11/26/2012

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 28641
IMPROVEMENT VALUE: \$13,440
YEAR BUILT: 1945
SF OF LIVING AREA: 496
CURRENT OWNER SINCE: 5/11/1994
PROPERTY TAXES OWED: \$324.14

BACKGROUND:

- Permit History: There are no building permits applied for or issued since at least 1998.
- The house was found to be vacant in Spring 2015 and appeared to not be maintained.
- Notices that the property had an electrical hold on it from the Chief Building Official were mailed to the property owner on March 10, 2015.
- City staff met with the owner on April 8, 2015. Options were discussed including that the house may not be feasible for repairs.
- 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 December 21, 2015.
- The structure was found unsecured on December 8, 2015.
- As of January 11, 2016, the owner has not contacted the City about repairing.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



January 25, 2016

Case #: 2141

Building Address: 1502 Sandy Point Road

Record Owner(s): Perez Rita

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 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 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 from unauthorized entry within 30 days.**
- 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



Rear of house – water heater not protected from elements



Crack and front porch foundation – heaving



Birds nest in wall above front door



Right side of house, tree resting on roof



Right side, no landing at back door



Ceiling finish pulling loose in kitchen



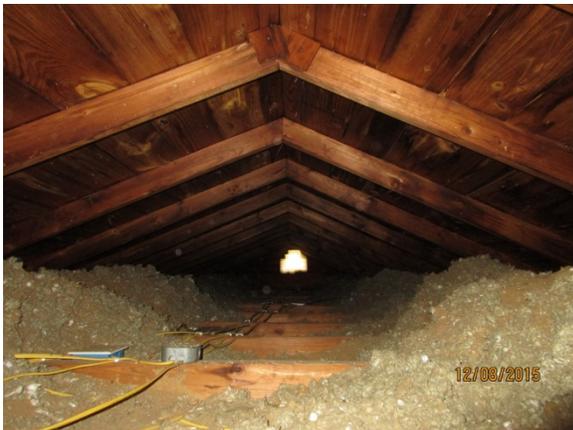
Illegal exposed Romex



Water damaged at ceiling finishes, hole in ceiling



Damaged exterior mounted plumbing



Electrical rewire done in attic without permit,
Inadequate attic framing/bracing



Unsecured window



Dangerous Structures Survey Report

Chief Building Official

Case # 2141

A. PROPERTY ADDRESS: 1502 Sandy Point Road, Henderson Revised, Block 5, Lot 1 & 2 (NW HLF of EA)

B. SPECIFICATIONS: No. Rooms 3 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?

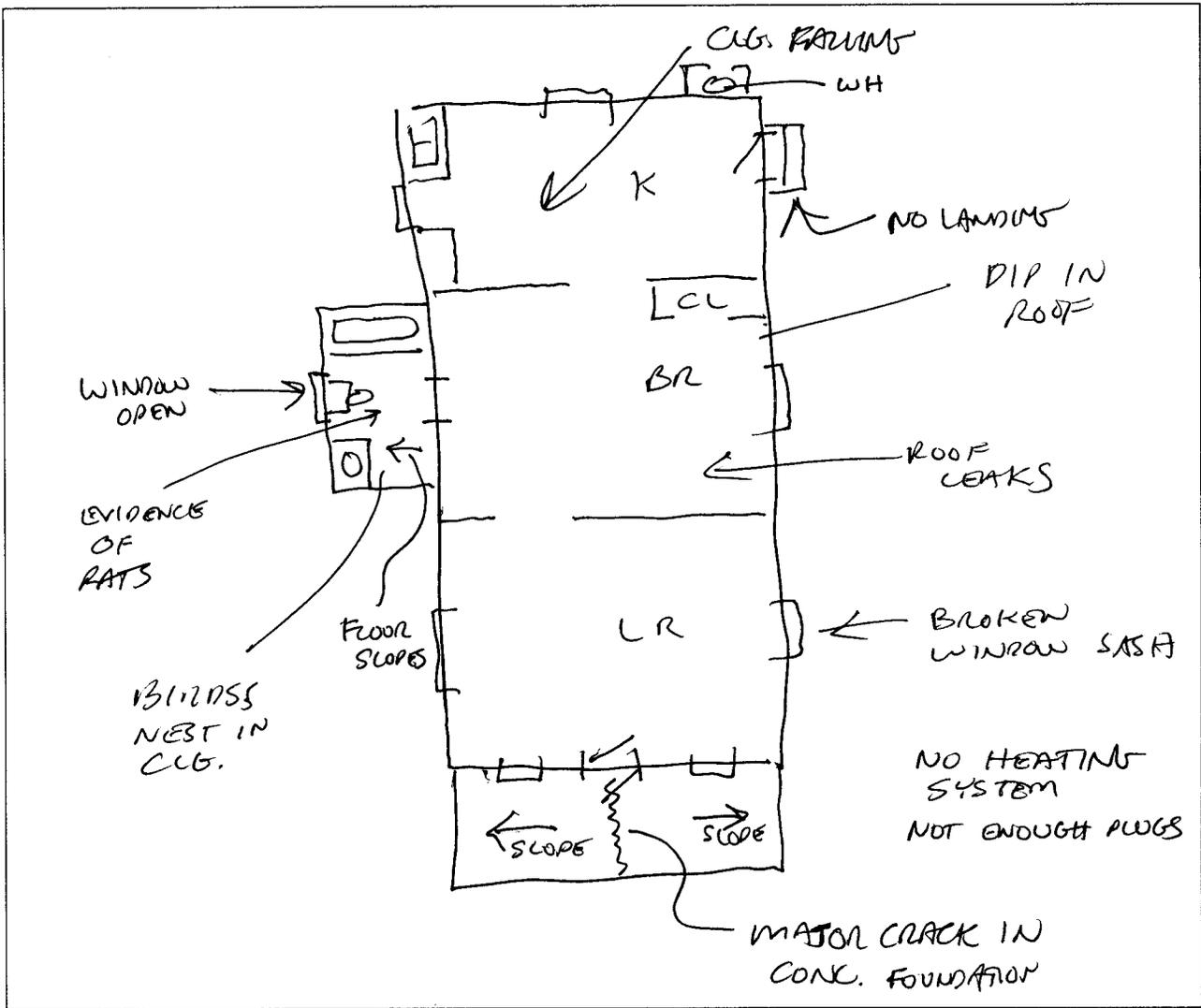
- 09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
 Holes or cracks in the floor, exterior wall or roof
 Loose, rotten, warped or protruding boards
Main structure? Accessory structure?

- 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: There are several unsecured windows. Bath room window is open and will not shut. Side living room window has a sash that can be removed. Front concrete porch has a large crack and center of porch is higher than each side – heaving or sides are dropping. This causes the front storm door to drag on the concrete as it is higher than originally constructed. The exterior has vinyl siding over older wood siding. Crawl space skirting is missing. Plumbing lines are exposed and not insulated. The gas water heater has a plywood enclosure around it off back of the house with no door. The back door has no landing before the steps. The roof has a slight dip in it due to inadequate attic / roof framing. The electrical wiring in attic appears newer or recently replaced. There are no permits on file for a re-wire. There is no paved drive way. The front room has 1X6 horizontal ship lap sheathed interior walls. The ceiling shows previous signs of roof leaks and the ceiling tiles are falling in the kitchen. The interior finishes all have some level of damage. Interior / exterior light fixtures are missing covers. Some of the electrical outlets are damaged or are missing covers.

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.

Signature *[Handwritten Signature]*

Printed Name GREGORY S. COX

Date 12-10-15



Dangerous Structures Survey Report

Fire Marshal

Case #2141

A. PROPERTY ADDRESS: 1502 Sandy Point Road, Henderson Revised, Block 5, Lot 1 & 2 (NW HLF of EA)

B. SPECIFICATIONS: No. Rooms _____ No. Stories / _____ No. Structures / _____

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 _____% 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? _____

