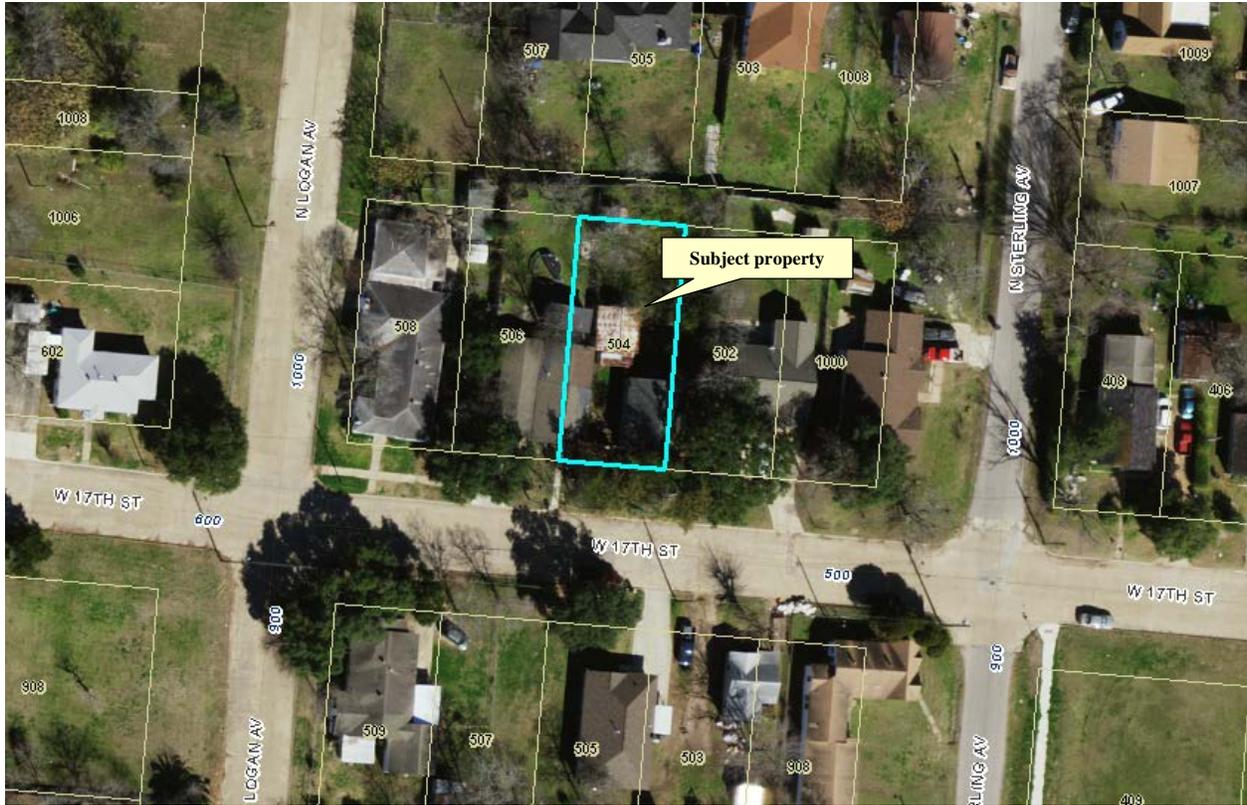


**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

January 25, 2016



Case # 2147 – 504 W. 17th Street



LEGAL DESCRIPTION: City of Bryan Townsite, Block 167, Lot 8

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

PROPERTY OWNER(S): Felder Walter E Jr & Shirley F

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

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** 2/05/2010

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 22815
IMPROVEMENT VALUE: \$50,490
YEAR BUILT: 1935
SF OF LIVING AREA: 1,144
CURRENT OWNER SINCE: 4/5/2002
PROPERTY TAXES OWED: \$0

BACKGROUND:

- No permits applied for or obtained since at least 1998.
- There is a long history of Code Enforcement issues related to overgrown weeds and grass. The City has had to mow the grass and to secure the house in 2011.
- City staff noticed the home was vacant and still boarded up in 2014. City staff noticed the detached accessory storage structure was unsecured, the rear yard overgrown, and it appeared the structures on the property were not being maintained.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission were mailed to the property owner on November 3, 2015, and December 21, 2015.
- During the inspection for the January Building and Standards Commission hearing, the interior was found to have heavy pest and rodent infestation. This poses a hazard to health for surrounding properties.
- 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 #: 2147

Building Address: 504 W. 17th Street

Record Owner(s): Felder Walter E Jr & Shirley F

The City's Chief Building Official has requested this Commission hearing to discuss the building and two 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 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 and accessory structures 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 accessory structures from unauthorized entry within 30 days.**
- demolish the building and accessory structures and 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 accessory structures.**
- 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:



Front of house, electrical service damaged



Rear of house, damaged siding



Left side of house, rotten roof decking, holes in roof, Rotten overhangs, damaged siding



Rear addition, damaged siding, no landing at back door.



Interior of house full of debris, furniture, trash, etc.



Extension cord illegally tied into light fixture



Rat and pest feces and urine stains throughout



Ceiling finishes collapsed due to roof leaks



Collapsed finishes due to roof leaks, Rat/Mouse feces, Mold



Hole in roof / ceiling and mold



Rear accessory storage structure – unsecured



Detached accessory garage – unsecured



Side of accessory garage, damaged roof/siding



Interior of accessory garage – rotten structure and trash/debris



Dangerous Structures Survey Report

Chief Building Official

Case # 2147

A. PROPERTY ADDRESS: 504 W 17th Street, City of Bryan Townsite, Block 186, Lot 3

B. SPECIFICATIONS: No. Rooms 6+ No. Stories 1 No. Structures 3

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?

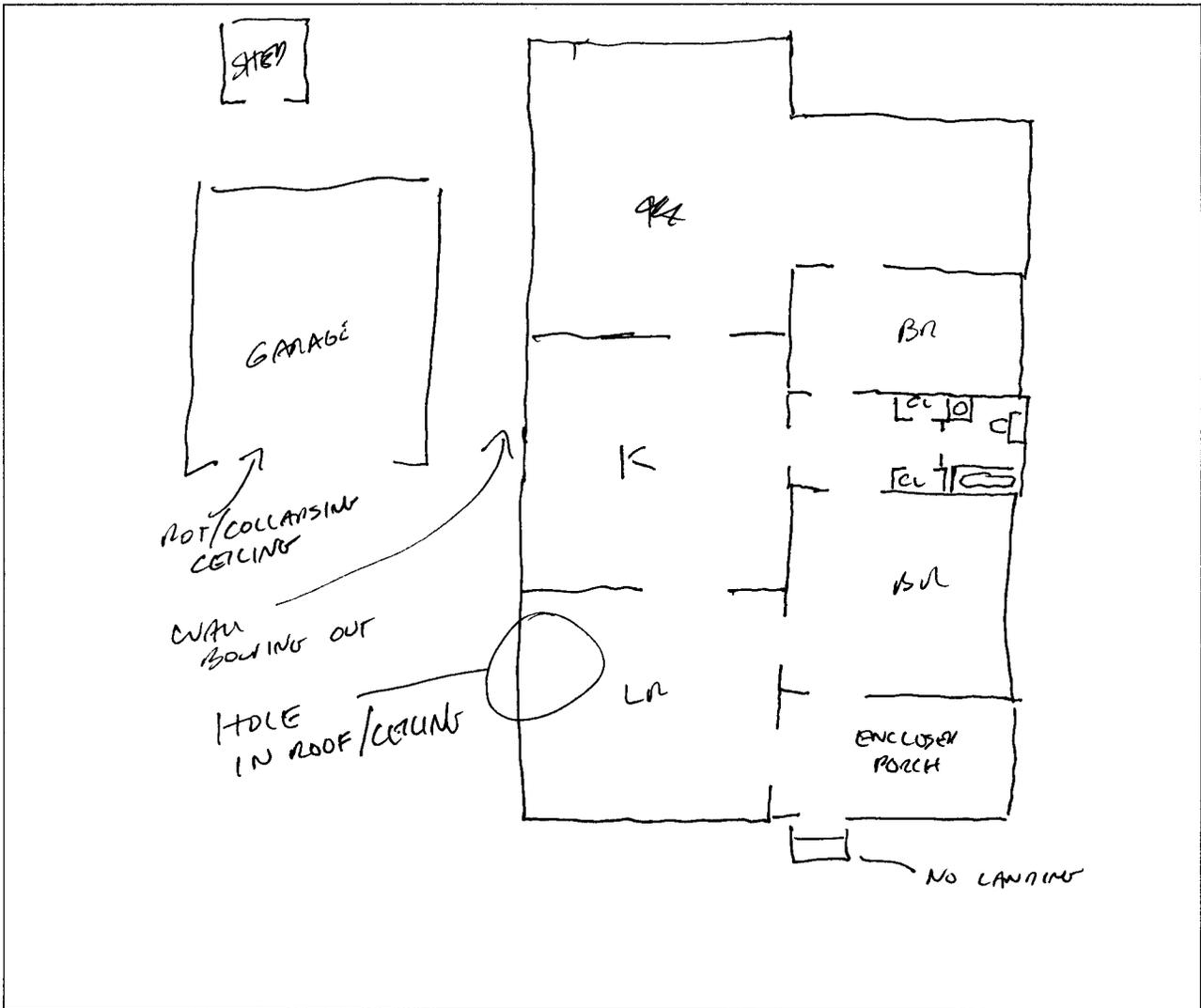
11. The building, structure, or a part thereof, is unsecured and open.
Main structure? Accessory structure?

COMMENTS: House has been boarded up for many years. There is a huge pest infestation problem. Evidence of rats and other animals living in house. House has furniture, clothes, trash and debris on inside. Evidence of roof leaks with areas where ceiling has collapsed due to roof leaks. There are holes in the roof. Damaged siding and roof finhes/roof decking. The electrical service and meter can is damaged. Damaged light fixtures and devices inside. One light fixture has an extension cord tied in.

Accessory garage structure: build in side setback, unsecured, rotten walls/roof, collapsing roof, trash and debris inside

Accessory storage structure at rear of property: damaged exterior walls and roof, unsecured.

FLOOR PLAN (if necessary)



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.

Gregory S. Cox
Signature

GREGORY S. COX
Printed Name

12-10-15
Date

End Home in TRRS



Dangerous Structures Survey Report

Fire Marshal

Case #2147

A. PROPERTY ADDRESS: 504 W 17th Street, City of Bryan Townsite, Block 186, Lot 3

B. SPECIFICATIONS: No. Rooms _____ No. Stories _____ No. Structures 3

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 25% of the main structure is considered a loss.
I estimate that 10% 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

Partial Roof collapse
Rotten walls
Rotten floors
open wiring

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 / JEM

Printed Name/Title

12-8-15

Date