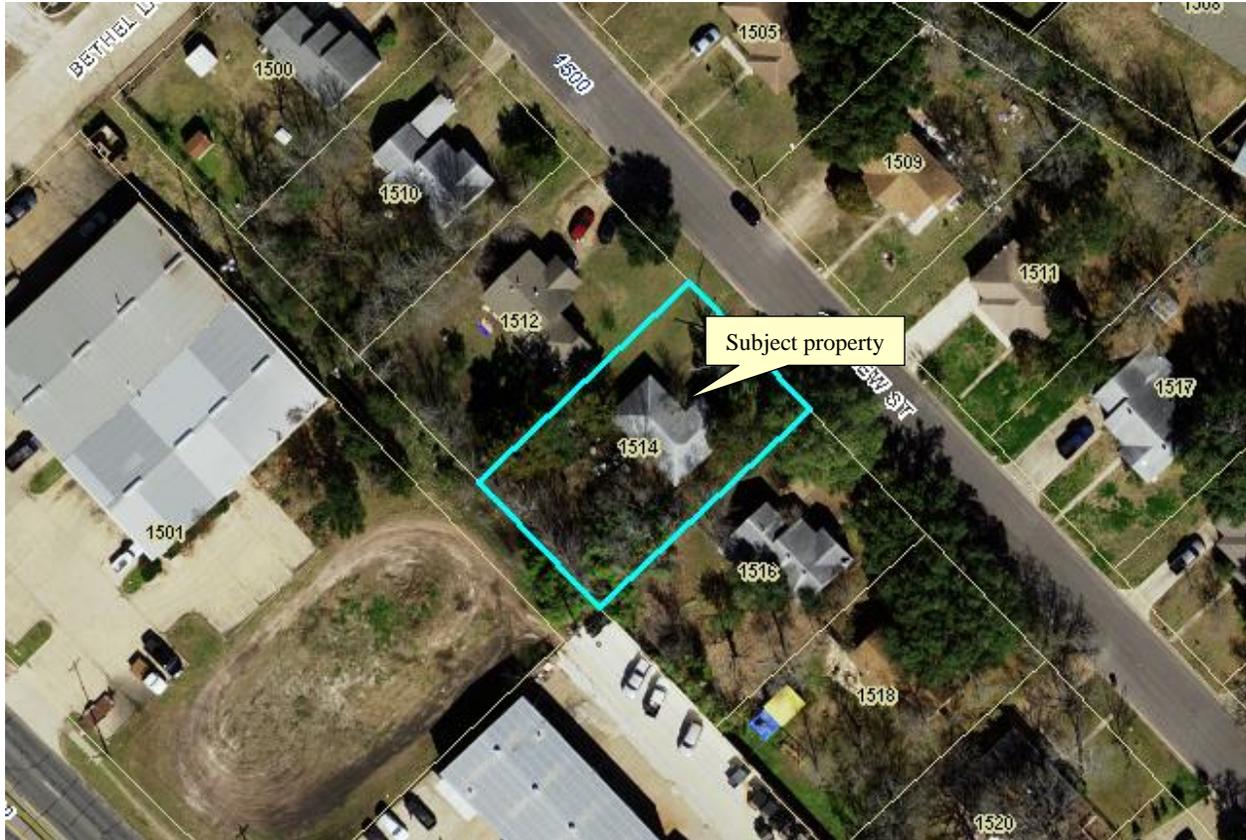


**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

June 27, 2016



Case # 2161 – 1514 Oakview Street



LEGAL DESCRIPTION: Woodland Heights PH 2, Block 2, Pt of Lot 10
STRUCTURE(S): single-family residence
PROPERTY OWNER(S): Brown Michael E Sr
**LIENHOLDER(S)/
MORTGAGEE(S):** none
ACTIVE UTILITIES: yes no **DISCONNECTED ON:** 8/4/2014

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 49873
IMPROVEMENT VALUE: \$36,280
YEAR BUILT: 1951
SF OF LIVING AREA: 884
CURRENT OWNER SINCE: 3/20/2013
PROPERTY TAXES OWED: \$2,075.89 (2014)
\$1,708.44 (2015)

BACKGROUND:

- The City's Public Works Department notified the Building Official that they received a complaint from a citizen that the house was abandoned and unsecured on December 28, 2015.
- The Assistant Fire Marshal visited the property on December 28, 2015 found the structure unsecured, with broken windows, and in a dilapidated condition from lack of maintenance. The Assistant Fire Marshal recommended that the property be considered for Building and Standards Commission consideration.
- A utility hold notice, notice to secure, and request to meet/inspect was sent to the owner on December 28, 2015.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission was mailed to the property owner on January 5, 2016, and February 11, 2016. City permit records show that no permits have been applied for or obtained since at least 1998.
- At the March 28, 2016 regular meeting, the owner brought in estimates and photos showing the structure to be secured. The estimates were reviewed by the Chief Building Official and noted to be incomplete on start and finished date possibly incomplete for the carpentry and finish repairs.
- During its regular meeting on March 28, 2016, the Commission voted to issue the following order:
 - OWNER IS TO MEET WITH THE CHIEF BUILDING OFFICIAL WITHIN 30 DAYS TO GO OVER A DETAILED PLAN OF REPAIRS, ESTIMATES, AND A TIMELINE. OWNER IS TO COME BACK TO THE NEXT REGULARLY SCHEDULED MEETING WITH A DETAILED PLAN FOR REPAIRS, ESTIMATES, AND A TIMELINE.
- A reminder letter to appear back before the Building and Standards Commission to show compliance with the previous order was mailed to the property owner on April 5, 2016.

- The owner never contacted the Chief Building Official per the Commission's March 28 order and never submitted a detailed plan of repairs, estimates, or timeline.
- During its regular meeting on April 25, 2016, the Commission voted to issue the following order:
 - OWNER IS TO MEET WITH THE CHIEF BUILDING OFFICIAL WITHIN 30 DAYS TO GO OVER A DETAILED PLAN OF REPAIRS, ESTIMATES, AND A TIMELINE. OWNER IS TO COME BACK TO THE NEXT REGULARLY SCHEDULED MEETING WITH A DETAILED PLAN FOR REPAIRS, ESTIMATES, AND A TIMELINE.
- In May of 2016, City staff learned that the original owner, Michael Brown, Sr. sold the property to Matthew and Jane Sherman. The Chief Building Official met with Mr. Sherman on June 9, 2016 and discussed the repairs needed and a timeline for repairs. Mr. Sherman submitted complete plans, estimates, and a timeline (see attached).

ATTACHMENTS:

1. staff recommendation
2. pictures
3. dangerous structures survey reports
4. new owners' plans, estimates, and timeline

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



June 27, 2016

Case #: 2161

Building Address: 1514 Oakview Street

Record Owner(s): Brown Michael E Sr

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; however the new property owners, Mathew and Jane Sherman, have submitted complete plans and estimates and a timeline for repairs on June 9, 2016. Please see staff recommendation for repairs.**

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.**
- repair the building by January 2017 and obtain a new Certificate of occupancy per the owners submitted plans, estimates, and timeline.**
- appear before the Commission during the January 2017 regularly scheduled meeting, to demonstrate compliance with the aforementioned repair schedule.**

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

- disconnect water and electric utilities to the building; and**
- ensure the building is vacated and secure the building in accordance with Chapter 14 of the City of Bryan's Code of Ordinances; 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.**
- issue a citation under Bryan Code of Ordinances Section 14-219 for failing to comply with the Commission's order.**

PICTURES (March 2016):



Front, windows boarded – secured



Front left, windows boarded, yard needs mowing

PICTURES (March 2016):



Front of house, broken windows needs paint



Left side of house

PICTURES (February 2016):



Right side of house, damaged siding



Close up of damaged/rotten siding, hole to interior



Back yard full of trash, junk, and debris



Rotten wall at back door of garage



Broken unsecured windows at back bedroom



Openings in soffit/ missing vent covers



Missing electrical switch plate covers



Trash and debris inside



Damaged sheetrock ceilings



Evidence of roof leaks



Garage full of trash and debris



Kitchen full of trash and debris, hole to exterior
Under cabinet



Hole to exterior in cabinet



Trash and debris in back bedroom



Ceiling sheetrock has fallen in rear bedroom



Finishes removed in bath room (no permits on file)



Missing tub surround



Rotten exterior wall behind water heater in garage



Old outdated electrical panel - 4 circuits



missing light fixture at rear door



Overgrown backyard, trash and debris



Dangerous Structures Survey Report

Chief Building Official

Case # 2161

A. **PROPERTY ADDRESS:** 1514 Oakview Street, Cavitts Woodland Heights, PH 2, Block 2, Lot 10 (Less 30' of)

B. **SPECIFICATIONS:** No. Rooms 5 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?

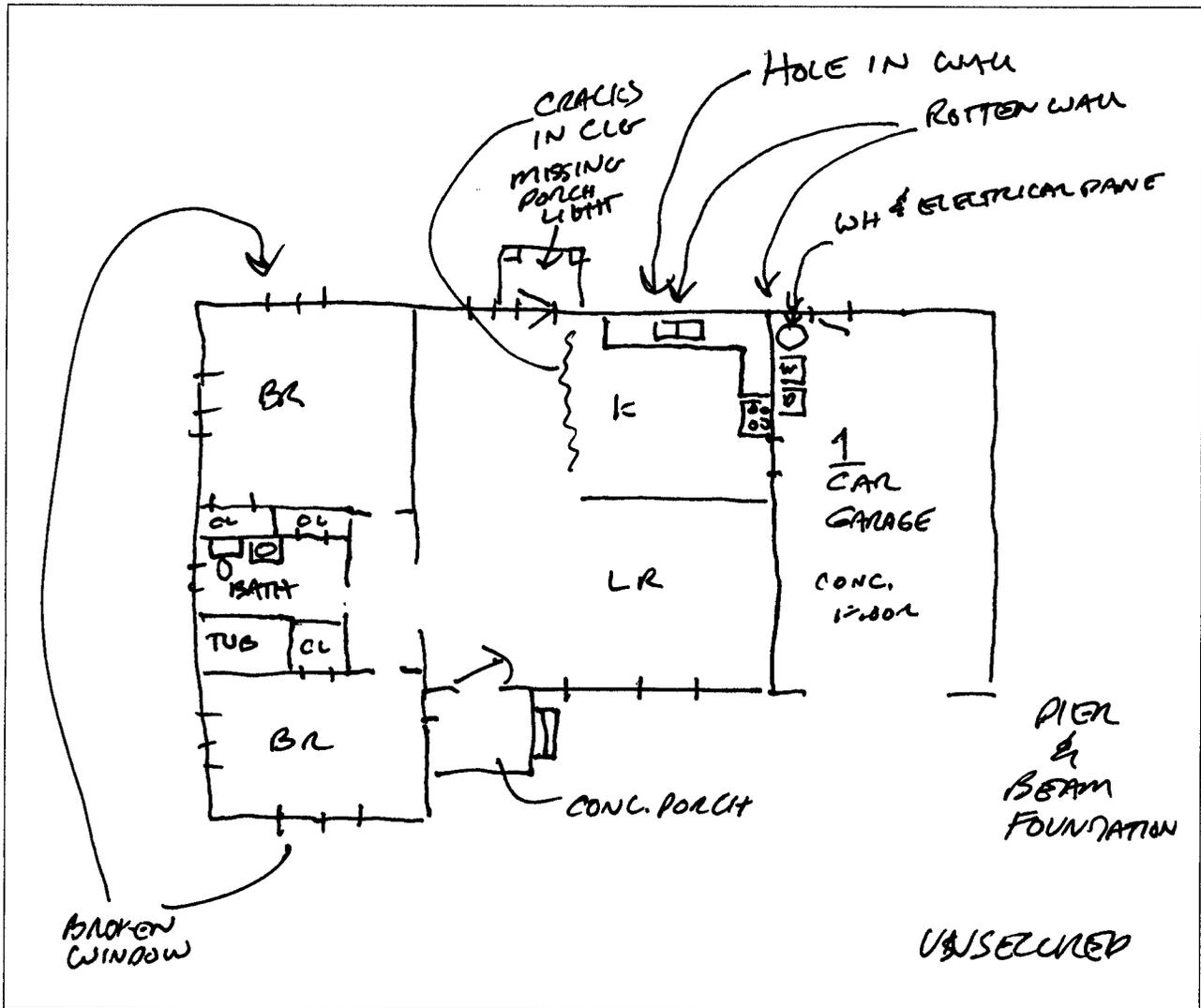
05. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used. Main structure? Accessory structure?

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?

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.

Gregory S. Cox
Signature

GREGORY S. COX
Printed Name

2-4-16
Date



CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Fire Marshal

Case #2161

A. PROPERTY ADDRESS: 1514 Oakview Street, Cavitts Woodland Heights, PH 2, Block 2, Lot 10 (Less 30' of)

B. SPECIFICATIONS: No. Rooms _____ No. Stories 1 No. Structures 1

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 80% 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?

- 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

open wiring
open wiring
rotten walls

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/DFM 2-3-16
 Signature Printed Name/Title Date

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

1. ADDRESS / LOCATION OF WORK: ADDRESS: <u>1514 Oakview St. Bryan TX</u> SUBDIVISION: PHASE: LOT: BLOCK:			2. DATE OF APPLICATION: PERMIT # (by city): WTR / SWR # (by city): PROPERTY R-NUMBER:		
3. PROPERTY OWNER INFORMATION NAME: <u>Matthew & Jane Sherman</u> ADDRESS: <u>1721 Park St. Bryan TX</u> CITY/STATE/ZIP: <u>Bryan TX 77803</u> EMAIL: <u>matt@arbinmail.com</u> PHONE: <u>979-417-9912</u>			4. GENERAL CONTRACTOR INFORMATION 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):			Are you painting the exterior of a commercial building? <input type="checkbox"/> Yes <input type="checkbox"/> No		
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"/>
11. DESCRIPTION OF WORK: <u>Repair Per Building Standards BCS</u>			Present Use: <u>Vacant</u>		Intended Use: <u>Home</u>
12. Square feet of heated area: <u>800</u>			13. # of Buildings:	16. # of Dwelling Units: # of bedrooms:	19. Water Tap Size:
Square feet of unheated area: <u>200</u>			14. Foundation Type:	17. Irrigation Tap Size:	20. Sewer Tap Size:
Square feet total: <u>1000</u>			15. Number of floors:	18. Fire Line Tap Size:	21. Official Use Only-Misc. Fees:
			22. Estimated Valuation (Cost of Labor and Materials for project): <u>\$ 60,000</u>		Long Tap Fee:
			23. Total Permit Fee (Valuation + Tap Fees + Any Misc. Fees): <u>\$</u>		D.&T. Fee:
					Work w/o Permit fee:
					<div style="border: 1px solid black; padding: 5px; display: inline-block;">REVISED 3</div>

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

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

Note: Please initial in the box adjacent to each statement to affirm that you have read, understand, and each of these requirements. **Applicant to sign bottom of this page.**

COMMERCIAL PERMIT CHECKLIST:

- TEXAS ACCESSIBILITY STANDARD (TAS) PROJECT REGISTRATION# EABPRJ _____
(For Commercial/Public projects with a cost of \$50,000 or more)
- Existing Commercial/Public buildings: Attach copy of Asbestos Survey. TDH Inspector's Name and License No.: _____
- I have complied with the City of Bryan Ordinances and State Law for Architect and Engineer requirements.
- I have complied with the Texas Engineering Practice Act which requires (but not limited to) the following: an engineer's seal for heights over two stories, square footage in excess of 5,000 square feet of foundation, spans longer than 24 feet, and state requirements for engineered structural, mechanical, electrical, and plumbing systems.
- I understand that new commercial and some existing commercial site plans require separate review by City of Bryan Site Development Review Committee before a building permit can be issued.
- I have attached an electronic drawing file of all construction drawings and accompanying data to this application in Tiff format. Please submit all the pages within one TIFF file.
- I have attached two (2) complete sets of required scaled and dimensioned plans and accompanying data (requirements listed below) to this permit application. (Requirements are for new and existing buildings - please include existing floor plan(s) for additions and renovations.
- I have read and have attached to this permit application all of the COMMERCIAL PLAN REQUIREMENTS listed below.
- I will comply with TCEQ (Texas Commission on Environmental Quality) requirements for storm water permits. This includes submitting NOI/CSN per SWP3. Refer to <http://www.tceq.state.tx.us/> or call 512/239-1000.

COMMERCIAL PLAN Requirements (2 copies + digital):

- Site Plan or Civil Plan and details
- Foundation Plan and Details
- Floor Plan and Details
- Structural plans and details (framing, etc)
- Mechanical Plans and Details
- Electrical Plan and Details
- Plumbing Plan and details
- Exterior Building Elevations, Roof Plan
- Energy code compliance information; Rescheck, Comcheck, or compliance by default tables of Chapter 8 (Commercial) of International Energy Conservation Code. Include square footages of gross wall areas and gross glazing areas on plans. www.energycodes.gov

Note: Please allow two weeks for full plan reviews and building permit issuance.

Call before you dig! (1-800-344-8377) Free Service!

RESIDENTIAL PERMIT CHECKLIST:

- Residential site plan requires submission of City of Bryan Residential Site Plan Application. Residential Site Plan shall be 8 1/2"x11" format. Locate and dimension driveways, building setbacks, property lines, label overall dimensions of all structures on the site.
 - I have read and have attached to this permit application all of the RESIDENTIAL PLAN REQUIREMENTS listed below.
- I will comply with TCEQ (Texas Commission on Environmental Quality) requirements for storm water permits. This includes submitting NOI/CSN per SWP3. Refer to <http://www.tceq.state.tx.us/> or CALL 512/239-1000.

RESIDENTIAL PLAN Requirements (2 copies):

- Site Plan - 8-1/2"x11" format
- Foundation Plan and Details
- Floor Plan and Details
- Structural plans and details (framing, etc)
- Narrow wall bracing and exterior sheathing notes
- Mechanical (HVAC) location of units noted
- Electrical switch and outlet plan
- Plumbing fixture locations noted
- Exterior Building Elevations, Roof Plan
- Energy code compliance information; Rescheck, Comcheck, or compliance by default tables of Chapter 5 (Residential) of International Energy Conservation Code. Include square footages of gross wall areas and gross glazing areas on plans. www.energycodes.gov
- Copy of NOI/CSN (Notice of Intent) for new home construction

All Applicants - Please Read:

1. The Permit issued for this application becomes null and void if work or construction authorized is not commenced within six months, or if construction work is suspended or abandoned for a period of one year at any time after work is commenced.
2. Revised construction plans to be submitted for city review and approval is required for any changes made after City of Bryan building permit issuance.
3. The Permittee or Applicant is responsible for compliance with Deed and/or HOA restrictions.

Applicant Printed Name: Matthew Sherman

Applicant Signature: *Matthew Sherman*

Date: 6/9/2016

Official Use: (do not issue permit unless signed by plans examiner)
Plans Examiner Signature: _____
Development Coordinator approval: _____

Plan Review Attached: Yes No
Plan Review Comments in H.T.E.: Yes No
Approved Date: _____

THANK YOU!
Revised 03-31-15

Submittal of the above information with a fully completed application is required to approve/issue the Permit in a 2
timely manner. Omission of any information will cause the review to be delayed until the information is received.

May 27, 2016

Re: 1514 Oakview Street, Bryan, TX

To the County of Bryan's Building and Standards Commission:

We, Matthew and Jane Sherman, have purchased the property at 1514 Oakview Street with the intent of fixing the property so that it will be made safe in accordance to City of Bryan's building standards.

We have met and spoken with a number of professional contractors regarding the structural integrity of the building and are submitting a plan of action along with estimates from the contractors.

There is a lot of potential in this neglected property, and we would really like to take this shell of a house and make it awesome!

Thank you for your consideration,

Matthew and Jane Sherman

Att: Plan of Action, Estimate from R&R House Leveling and Foundation Repair, Estimate from Roofing contractor, Estimate from Siding/painting from Anthony Fry, Estimate for windows from Home Depot

Plan of Action for Renovation of 1514 Oakview

Submitted by Matthew and Jane Sherman

Steps	Timeline	Work	Company	Estimate	Budget
1	June	demo	Brazos Valley Recycling Company (979)260-0006	30yd dumpster for 28 days cost \$325 +tax (includes delivery, pickup and dump fees)	\$400
	no work needed	foundation	Anchor, Craig Tripp, (979) 690-2020	Craig examined the foundation and found it to be structurally sound. There is some minor shifting as can be expected from peer and beam. No work necessary	\$0
2	July:	siding repair and paint	Anthony Fry (979)229-0390 Tamera referral	waiting for email estimate, requested 5/24	
2	July	siding repair and paint	DIY		\$3,000
3	August	termites	EcoZapp	EcoZapp: \$695-\$1250,	
3	August	termites	DIY	buy checmicals & sprayer	\$200
4	July	roof	Lopez Roofing Contractors, neighbor across the street (979)823-0825	\$3,100, 30 year shingles	\$3,500
5	July	windows	HomeDepot, Stephen - possible 15% discount	HomeDepot - 8499.99 (12 window)	
5	July	windows	DIY	will probably do work myself: \$5000 (15 windows and 2 Doors)	\$5,000
6	July	Drive way	No bid yet	may colaborate with neighbor who needs some cement work done, to get good price	\$2,000
6	August	electric rough in	Britt Rice (979) 693-4076 Gab	waiting for email estimate. Called and left message 6/7	
6	August	electric rough in	Randall's brother across the street on Oakview	need to follow up	
6	August	electric rough in	place holder estimate	Materials only estimate: \$4000	\$8,000
8	August	plumbing rough in	John Gause Plumbing, Brad Gause, (979-492-9094	Waiting for estimate 6/7	
8	August	plumbing rough in	Daniel (buck's referral) 979-587-3811	meeting 5/26, rained out. Trying to reschedule	
8	August	plumbing rough in	Roadrunner Plumbing, Danny 979-324-8183(c)	Matt needs to call when he gets back from Philly to schedule something for after work	
8	August	plumbing rough in	place holder estimate	roughly based on historical	\$3,500
9	August	hvac	Jones Air Conditioning and Heating, Clint Jones, (979)268-1403	rough estimate \$6000	\$6,500
9	August	hvac	Marshall across the street on Oakview (979)422-7185	waiting for estimate 5/25, called and left message 6/7	
10	September	Insulation	Ted Demitt 979-777-8977	spray insulation? Radiant barrier (no estimate yet, but based on historical \$3K-\$5K)	\$4,000
11	September	Drywall	Jesus Ortiz 979-209-4835	\$3,500	3500
12	October	plumbing top off	place holder estimate	waiting for estiamtes	\$3,000
13	October	electrical fixtures/boxwork	place holder estimate	waiting for estimates	\$6,000
14	October	Trim	DIY	Material only	\$1,500
15	October	paint	DIY	Materials only	\$700
16	October	kitchen	DIY	cabinate/counter/sink	\$2,000
17	October	bathroom	DIY	tub, toilet, vanity with sink	\$2,000
18	October	Floors	DIY	tile bath and kitchen, sand and refinish hardwoods in beds and living	\$2,000
19	October	Appliances	DIY	W/D disposal, fridge	\$2,200
20	October	landscaping	DIY	remove bamboo, mild grading, plant grass	\$2,000

Total	\$61,000
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DECEMBER
FINISH BY 2016 AND GET C/O FROM CITY

**CITY OF BRYAN
BUILDING AND STANDARDS COMMISSION'S
FINDINGS AND ORDER**

BE IT REMEMBERED THAT ON March 28, 2016 the City of Bryan's Building and Standards Commission conducted a public hearing regarding the structure located at 1514 Oakview Street, Woodland Heights PH 2, Block 2, pt of Lot 10, Case 2161.

After considering the evidence presented, the arguments of the owner, lienholder, mortgagee, and City staff

THE COMMISSION FINDS that the structure is an unsafe structure based on the standards set forth in 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 COMMISSION FURTHER FINDS AND ORDERS THAT:

- the building(s) 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 within 30 days.
- the building(s) are occupied and pose a hazard to health, safety, or general welfare of the occupants and must be vacated within ___ days.
- the building(s) are connected to public utilities, including water and electricity, and utilities must be disconnected within ___ days, pursuant to section 14-216 of the City's Code of Ordinances.

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

1. ADDRESS / LOCATION OF WORK: ADDRESS: <u>1514 Oakview St. Bryan TX</u> SUBDIVISION: PHASE: LOT: BLOCK:			2. DATE OF APPLICATION: PERMIT # (by city): WTR / SWR # (by city): PROPERTY R-NUMBER:		
3. PROPERTY OWNER INFORMATION NAME: <u>Matthew & Jane Sherman</u> ADDRESS: <u>1721 Park St. Bryan TX</u> CITY/STATE/ZIP: <u>Bryan TX 77803</u> EMAIL: <u>matt@arbinmail.com</u> PHONE: <u>979-417-9912</u>			4. GENERAL CONTRACTOR INFORMATION 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):			Are you painting the exterior of a commercial building? <input type="checkbox"/> Yes <input type="checkbox"/> No		
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"/>
11. DESCRIPTION OF WORK: <u>Repair Per Building Standard BCS</u>			Present Use: <u>Vacant</u>		Intended Use: <u>Home</u>
12. Square feet of heated area: <u>800</u>			13. # of Buildings:	16. # of Dwelling Units: # of bedrooms:	19. Water Tap Size:
Square feet of unheated area: <u>200</u>			14. Foundation Type:	17. Irrigation Tap Size:	20. Sewer Tap Size:
Square feet total: <u>1000</u>			15. Number of floors:	18. Fire Line Tap Size:	21. Official Use Only- Misc. Fees:
			22. Estimated Valuation (Cost of Labor and Materials for project): <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 5px auto;">\$ <u>60,000</u></div>		Long Tap Fee:
			23. Total Permit Fee (Valuation + Tap Fees + Any Misc. Fees): <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 5px auto;">\$</div>		D.& T. Fee:
					Work w/o Permit fee:
					<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">REVISED 3</div>

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

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

Note: Please initial in the box adjacent to each statement to affirm that you have read, understand, and each of these requirements. **Applicant to sign bottom of this page.**

COMMERCIAL PERMIT CHECKLIST:

- TEXAS ACCESSIBILITY STANDARD (TAS) PROJECT REGISTRATION# EABPRJ
(For Commercial/Public projects with a cost of \$50,000 or more)
- Existing Commercial/Public buildings: Attach copy of Asbestos Survey. TDH Inspector's Name and License No.:
- I have complied with the City of Bryan Ordinances and State Law for Architect and Engineer requirements.
- I have complied with the Texas Engineering Practice Act which requires (but not limited to) the following: an engineer's seal for heights over two stories, square footage in excess of 5,000 square feet of foundation, spans longer than 24 feet, and state requirements for engineered structural, mechanical, electrical, and plumbing systems.
- I understand that new commercial and some existing commercial site plans require separate review by City of Bryan Site Development Review Committee before a building permit can be issued.
- I have attached an electronic drawing file of all construction drawings and accompanying data to this application in Tiff format. Please submit all the pages within one TIFF file.
- I have attached two (2) complete sets of required scaled and dimensioned plans and accompanying data (requirements listed below) to this permit application. (Requirements are for new and existing buildings - please include existing floor plan(s) for additions and renovations.
- I have read and have attached to this permit application all of the COMMERCIAL PLAN REQUIREMENTS listed below.
- I will comply with TCEQ (Texas Commission on Environmental Quality) requirements for storm water permits. This includes submitting NOI/CSN per SWP3. Refer to <http://www.tceq.state.tx.us/> or call 512/239-1000.

COMMERCIAL PLAN Requirements (2 copies + digital):

- Site Plan or Civil Plan and details
- Foundation Plan and Details
- Floor Plan and Details
- Structural plans and details (framing, etc)
- Mechanical Plans and Details
- Electrical Plan and Details
- Plumbing Plan and details
- Exterior Building Elevations, Roof Plan
- Energy code compliance information; Rescheck, Comcheck, or compliance by default tables of Chapter 8 (Commercial) of International Energy Conservation Code. Include square footages of gross wall areas and gross glazing areas on plans. www.energycodes.gov

Note: Please allow two weeks for full plan reviews and building permit issuance.

Call before you dig! (1-800-344-8377) Free Service!

RESIDENTIAL PERMIT CHECKLIST:

- Residential site plan requires submission of City of Bryan Residential Site Plan Application. Residential Site Plan shall be 8 1/2"x11" format. Locate and dimension driveways, building setbacks, property lines, label overall dimensions of all structures on the site.
 - I have read and have attached to this permit application all of the RESIDENTIAL PLAN REQUIREMENTS listed below.
- I will comply with TCEQ (Texas Commission on Environmental Quality) requirements for storm water permits. This includes submitting NOI/CSN per SWP3. Refer to <http://www.tceq.state.tx.us/> or CALL 512/239-1000.

RESIDENTIAL PLAN Requirements (2 copies):

- Site Plan - 8-1/2"x11" format
- Foundation Plan and Details
- Floor Plan and Details
- Structural plans and details (framing, etc)
- Narrow wall bracing and exterior sheathing notes
- Mechanical (HVAC) location of units noted
- Electrical switch and outlet plan
- Plumbing fixture locations noted
- Exterior Building Elevations, Roof Plan
- Energy code compliance information; Rescheck, Comcheck, or compliance by default tables of Chapter 5 (Residential) of International Energy Conservation Code. Include square footages of gross wall areas and gross glazing areas on plans. www.energycodes.gov
- Copy of NOI/CSN (Notice of Intent) for new home construction

All Applicants - Please Read:

1. The Permit issued for this application becomes null and void if work or construction authorized is not commenced within six months, or if construction work is suspended or abandoned for a period of one year at any time after work is commenced.
2. Revised construction plans to be submitted for city review and approval is required for any changes made after City of Bryan building permit issuance.
3. The Permittee or Applicant is responsible for compliance with Deed and/or HOA restrictions.

Applicant Printed Name: Matthew Sherman

Applicant Signature: 

Date: 6/9/2016

Official Use: (do not issue permit unless signed by plans examiner) Plan Review Attached: Yes No
 Plans Examiner Signature: _____ Plan Review Comments in H.T.E.: Yes No
 Development Coordinator approval: _____ Approved Date: _____

THANK YOU!
Revised 03-31-15

Submittal of the above information with a fully completed application is required to approve/issue the Permit in a timely manner. Omission of any information will cause the review to be delayed until the information is received. 2

May 27, 2016

Re: 1514 Oakview Street, Bryan, TX

To the County of Bryan's Building and Standards Commission:

We, Matthew and Jane Sherman, have purchased the property at 1514 Oakview Street with the intent of fixing the property so that it will be made safe in accordance to City of Bryan's building standards.

We have met and spoken with a number of professional contractors regarding the structural integrity of the building and are submitting a plan of action along with estimates from the contractors.

There is a lot of potential in this neglected property, and we would really like to take this shell of a house and make it awesome!

Thank you for your consideration,

Matthew and Jane Sherman

Att: Plan of Action, Estimate from R&R House Leveling and Foundation Repair, Estimate from Roofing contractor, Estimate from Siding/painting from Anthony Fry, Estimate for windows from Home Depot

Plan of Action for Renovation of 1514 Oakview

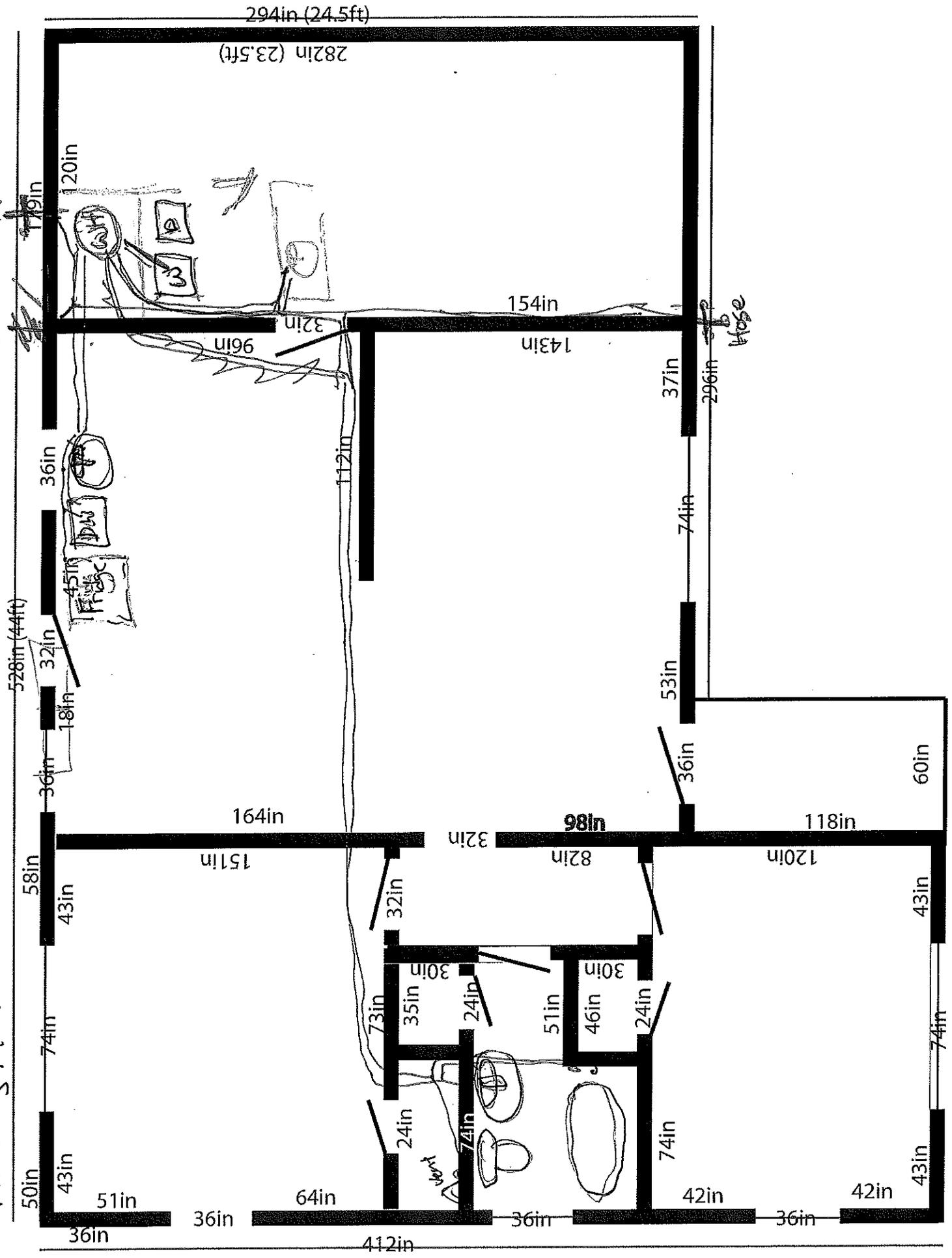
Submitted by Matthew and Jane Sherman

Steps	Timeline	Work	Company	Estimate	Budget
1	june	demo	Brazos Valley Recycling Company (979)260-0006	30yd dumpster for 28 days cost \$325 +tax (includes delivery, pickup and dump fees)	\$400
	no work needed	foundation	Anchor, Craig Tripp, (979) 690-2020	Craig examined the foundation and found it to be structurally sound. There is some minor shifting as can be expected from peer and beam. No work necessary	\$0
2	july	siding repair and paint	Anthony Fry (979)229-0390 Tamera referral	waiting for email estimate, requested 5/24	
2	july	siding repair and paint	DIY		\$3,000
3	august	termites	EcoZapp	EcoZapp: \$695-\$1250,	
3	august	termites	DIY	buy checmicals & sprayer	\$200
4	july	roof	Lopez Roofing Contractors, neighbor across the street (979)823-0825	\$3,100, 30 year shingles	\$3,500
5	july	windows	HomeDepot, Stephen - possible 15% discount	HomeDepot - 8499.99 (12 window)	
5	july	windows	DIY	will probably do work myself: \$5000 (15 windows and 2 Doors)	\$5,000
6	july	Drive way	No bid yet	may colaborate with neighbor who needs some cement work done, to get good price	\$2,000
6	august	electric rough in	Britt Rice (979) 693-4076 Gab	waiting for email estimate. Called and left message 6/7	
6	august	electric rough in	Randall's brother across the street on Oakview	need to follow up	
6	august	electric rough in	place holder estimate	Materials only estimate: \$4000	\$8,000
8	august	plumbing rough in	John Gause Plumbing, Brad Gause, (979-492-9094	Waiting for estimate 6/7	
8	august	plumbing rough in	Daniel (buck's referral) 979-587-3811	meeting 5/26, rained out. Trying to reschedule	
8	august	plumbing rough in	Roadrunner Plumbing, Danny 979-324-8183(c)	Matt needs to call when he gets back from Philly to schedule something for after work	
8	august	plumbing rough in	place holder estimate	roughly based on historical	\$3,500
9	august	hvac	Jones Air Conditioning and Heating, Clint Jones, (979)268-1403	rough estimate \$6000	\$6,500
9	august	hvac	Marshall across the street on Oakview (979)422-7185	waiting for estimate 5/25, called and left message 6/7	
10	september	insulation	Ted Demitt 979-777-8977	spray insulation? Radiant barrier (no estimate yet, but based on historical \$3K-\$5K)	\$4,000
11	september	Drywall	Jesus Ortiz 979-209-4835	\$3,500	3500
12	october	plumbing top off	place holder estimate	waiting for estiamtes	\$3,000
13	october	electrical fixtures/boxwork	place holder estimate	waiting for estimates	\$6,000
14	october	Trim	DIY	Material only	\$1,500
15	october	paint	DIY	Materials only	\$700
16	october	kitchen	DIY	cabinate/counter/sink	\$2,000
17	october	bathroom	DIY	tub, toilet, vanity with sink	\$2,000
18	october	Floors	DIY	tile bath and kitchen, sand and refinish hardwoods in beds and living	\$2,000
19	october	Appliances	DIY	W/D disposal, fridge	\$2,200
20	october	landscaping	DIY	remove bamboo, mild grading, plant grass	\$2,000

Total	\$61,000
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DECEMBER
FINISH BY 2016 AND GET C/O FROM CITY

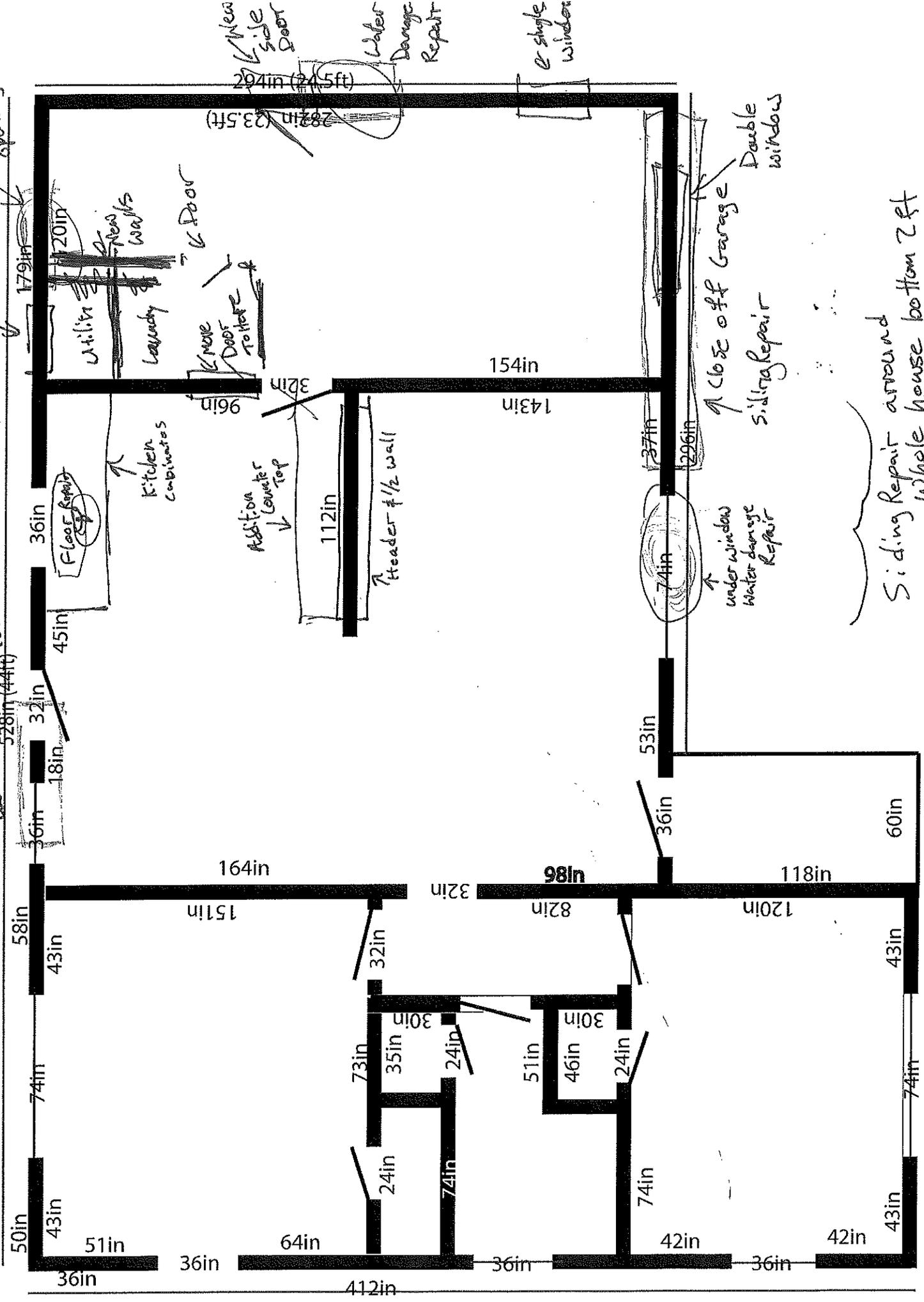
Plumbing Plan



F K T T V LIVING PLAN

Ironman replaces windows & Door 528in (44ft)

New window Close opening



Siding Repair around Whole house bottom 2 ft + some exterior Trim Repair

Close off Garage Siding Repair Double windows

Water window Water damage Repair

2 single windows

Water Damage Repair

New side Door

Door

More Door to take

Utility Laundry

Kitchen cabinets

Addition lower top

Header #1/2 wall

Floor Repair

New window

H'S IS FLOOR PLAN LAYOUT

