

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**June 27, 2016**



**Case # 2168 – 4105 Milton Street**



**LEGAL DESCRIPTION:** Margaret Wallace Addition, Block 21, Lot 10 & pt of 11  
**STRUCTURE(S):**  single-family residence  
**PROPERTY OWNER(S):** J Trust % Curt Baggett  
**LIENHOLDER(S)/  
MORTGAGEE(S):** J Trust  
**ACTIVE UTILITIES:**  yes  no **DISCONNECTED ON:** 08/01/2013

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

**PROPERTY ID:** 46825  
**IMPROVEMENT VALUE:** \$47,630  
**YEAR BUILT:** 1977  
**SF OF LIVING AREA:** 1,440  
**CURRENT OWNER SINCE:** 1/20/2007  
**PROPERTY TAXES OWED:** \$0

**BACKGROUND:**

- Permit history: there are no permits on file for this property since at least 1998.
- After receiving a complaint the structure was found unsecured in December 2014. A utility hold notice, to secure, and request to meet/inspect was sent to the owner on December 10, 2014, and another utility hold notice, and notice that the City of Bryan secured the structure on December 17, 2014. The owner did not contact the City.
- On May 1, 2015 a tenant applied at BTU wanting power. On May 4, the Chief Building Official and Assistant Fire Marshal met with the tenant, who was occupying the house without utilities and taking power from a neighboring apartment by using an extension cord. The tenant was advised that an electrical permit and building permit was required and they could not run an extension cord to a neighboring structure for power. The tenant advised that the owner had stated to them that all repairs were the tenant's responsibility. The tenant was notified by the City that an electrician needed to inspect and make repairs, call for inspections, and inspections approved by the City prior to releasing utilities.
- The tenant called on May 13, 2015, and asked for an inspection to get power on. However, an electrician had not obtained a permit and tenant was reminded of the process to get power back on that was discussed on May 4, 2015.
- The City checked on the structure again in January 8, 2016 after receiving another complaint. The complainant relayed that folks were coming and going from the structure. The structure was found unsecured and a tenant in a neighboring apartment was using the structure for storage. The City was able to secure the structure by locking the door.
- When the City inspected the property and structure on February 23, 2016, a person was found doing work in the structure that required a building permit and possibly plumbing and electrical permits. He was advised to come to city hall and apply for permits. As of April 13, 2016, no applications for

- permits had been received.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission was mailed to the property owner on February 12, 2016, and March 21, 2016.
  - On February 18, 2016 the owner (Mr. Baggett) called and spoke with City staff that he would start on repairs. City staff advised the owner he needed to submit plans, estimates, and a time line for repairs prior to starting work. The owner was also advised to set up a meeting with the Chief Building Official. The owner said he would call back to set up an appointment. As of April 13, 2016, the owner has not called to set up a meeting.
  - During its regular meeting on April 25, 2016, the Commission voted to issue the following order:
    - OBTAIN BUILDING PERMIT WITHIN 10 DAYS AND GET AN ELECTRICAL AND MECHANICAL PERMIT AND PLUMBING PERMIT AS NEEDED, AND OBTAIN A CERTIFICATE OF OCCUPANCY IN 90 DAYS AND APPEAR BACK AT THE JUNE 2016 MEETING TO SHOW COMPLIANCE.
  - The owner applied and obtained a building permit on May 3, 2016.
  - To date, an electrical, mechanical, and plumbing permit has not been obtained. No other inspections have been called in as of June 13, 2016.
  - On May 16, 2016 the Chief Building Official and Assistant Fire Marshal checked the property and found evidence of meter tampering (see photos). An email was sent to the owner asking if he was aware of the meter tampering (attached). BTU was notified to remove the service drop to prevent further theft of power, fire, or injury (see attached email dated May 17, 2016 sent to owner).
  - On June 13, 2016 visited the property and spoke with the owner and went over remaining repairs and permits needed (see attached email dated June 13, 2016).

**ATTACHMENTS:**

1. staff recommendation
2. pictures
3. dangerous structures survey reports
4. emails sent to owner
5. plan review comments issued with permit

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**June 27, 2016**

**Case #: 2168**

**Building Address: 4105 Milton Street**

**Record Owner(s): J Trust % Curt Baggett**

**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 feasibly be repaired so that it is no longer in violation of City ordinances, however, due to complaints the City continues to receive, previous inspections of the property, past issues stated in background, and due to the owner not taking proactive measures to maintain the property or submit applications for permits including plans, estimates, and timeline for repairs to the structure, repairs and full compliance with City codes in near future seem unlikely.**

**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 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 (May/June 2016):**



Front of house, missing porch column reinstalled



BTU meter cover and lock illegally removed



possible theft of power, white jumper wire on right, burn marks on meter leg on left

**PICTURES (April 2016):**



Front of house – overgrown yard



Side of house looking towards front, overgrown



Left side of house

**PICTURES (February 2016):**



Front of house, porch is missing a column support



Missing light fixture at exterior



Hose bib replaced (no plumbing permit)



Loose ceiling finish at porch



Broken exterior windows



Rotten and damaged roof overhangs



Damaged exterior HVAC disconnect



Tires



More damaged roof overhangs and fascia



More rot at overhangs



Gas water heater closet unsecured



Hole in wall in bedroom



Missing light fixture, ceiling damage



missing light fixture



Sheetrock repairs without permits



Mold on sheetrock under sink



Damaged sheetrock under kitchen sink



Hole in wall in bath room



More missing light fixtures



Open electrical box in attic



HVAC duct not supported off attic floor per code



Missing attic insulation



# Dangerous Structures Survey Report

Chief Building Official

Case # 2168

A. PROPERTY ADDRESS: 4105 Milton Street, Margaret Wallace, Block 21, Lot 10-11

B. SPECIFICATIONS: No. Rooms 5 No. Stories 1 No. Structures 2

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 found unsecured in past with people living without utilities. There are missing light fixtures in most rooms/areas, missing light fixture at back door. There are sheet rock repairs taking place without permits. Plumbing valves, etc. are being repaired. The attic has open junction boxes and insulation is missing in some areas. One of the glass panes is broken on rear French doors (double pane), there are missing electrical outlet covers and switch covers. Various holes in sheetrock walls and ceiling. Missing smoke detectors in bedrooms and area outside the bedrooms. A load bearing front porch column is missing in one corner. Missing vacuum breakers at hose bibs. Ceiling finishes are loose at front porch. Various windows have broken glass. Roof overhangs and eaves are rotten and need repairs in various locations. The A/C disconnect box is missing the breaker and cover.

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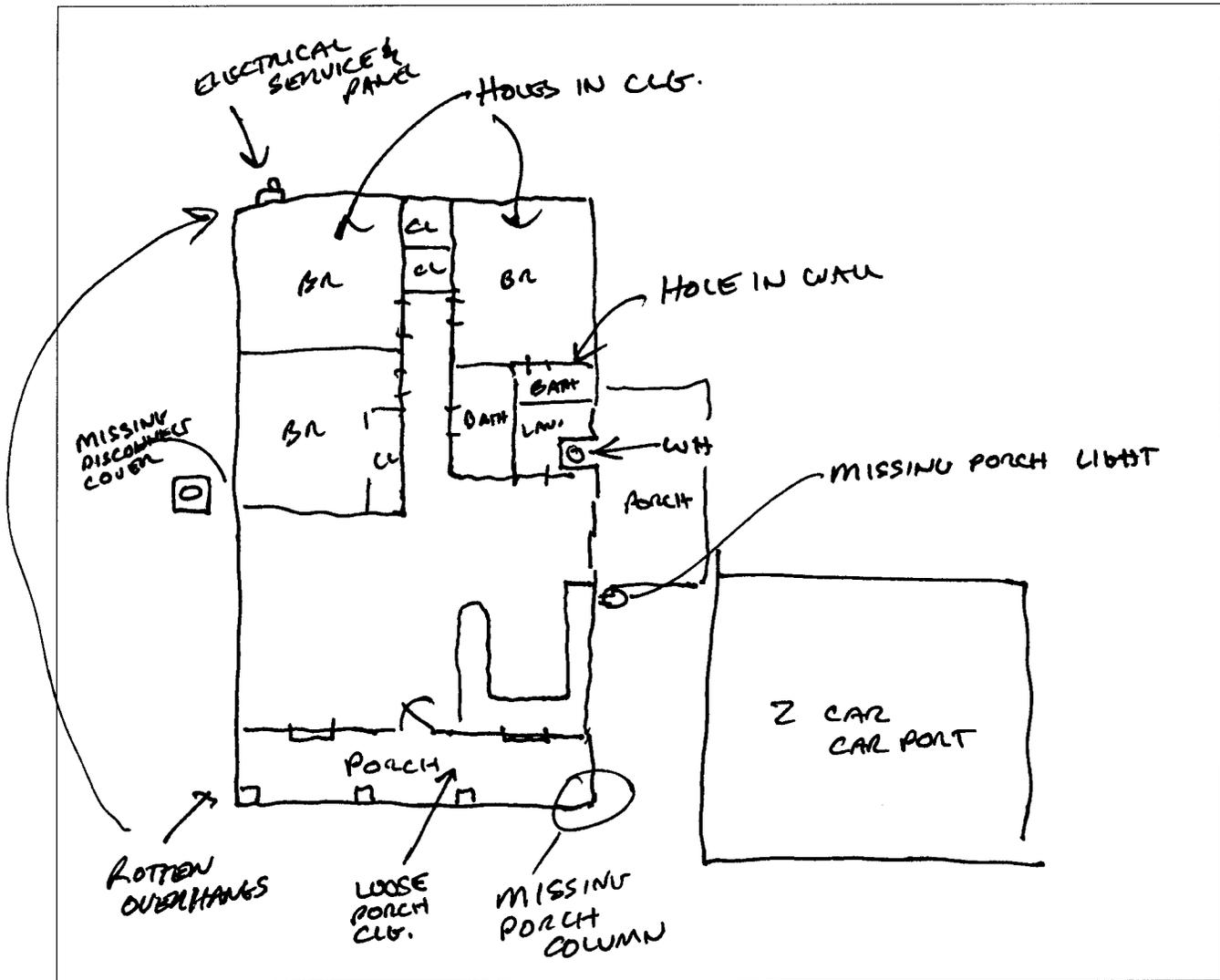


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D. FLOOR PLAN (if necessary)



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.   X   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

2-23-16  
Date



# Dangerous Structures Survey Report

Fire Marshal

Case #2168

A. PROPERTY ADDRESS: 4105 Milton Street, Margaret Wallace, Block 21, Lot 10-11

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 50% 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?



## McKinzie, Charmaine

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**From:** Cox, Gregory  
**Sent:** Monday, June 13, 2016 5:04 PM  
**To:** 'cbhandwriting@gmail.com'  
**Cc:** McKinzie, Charmaine  
**Subject:** RE: 4105 Milton

Mr. Baggett,

Here are a few electricians you can try, (get quotes and check references, there are more listed in yellow pages)

Bobby Felder 979-450-0451  
J & L Electric 979-589-1130  
O'Hair Electric 979-220-5026

In the plan review issued with the permit in May:

**BSC order for repairs, obtain permit within 10 days of April 25<sup>th</sup>, obtain electrical, mechanical, and plumbing permits as needed, and obtain CO in 90 days and appear back at the June 2016 meeting to show compliance.**

**Items needing repair:**

- Plumbing? Vacuum breakers on hose bib – there is a new hose bib, walls are open at tub plumbing - have plumber check plumbing.
- HVAC – strap ducts / raise above attic floor
- Sheetrock repairs needed throughout (estimates seem low)
- Needs roof overhang and fascia repairs
- Replace missing front porch column
- Needs electrical permit for reinstallation of light fixtures and electrical cleanup – check all fixtures/devices, check electrical panel, check attic (open junction boxes)
- Needs smoke detectors in all bedrooms and areas outside bedrooms
- Re-secure and repair loose porch ceiling finishes
- Repair broken windows
- Haul off trash/tires/ etc. from yard
- Attic insulation – needs replacing – R30 throughout - HVAC ducts need to be strapped so they do not rest on attic floor and insulation

At the April BSC meeting the work was to be finished in 90 days (obtain CO), that would be end of July.

Please call or email if any questions.

Thanks,

**Greg Cox**  
**Building Official**

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**From:** Cox, Gregory  
**Sent:** Tuesday, May 17, 2016 5:10 PM  
**To:** 'cbhandwriting@gmail.com'  
**Subject:** 4105 Milton

Mr. Baggett,

The Assistant Fire Marshal and I checked on the house on Monday and we found the meter can had been tampered with and one jumper wire installed on the right side of the meter lugs, there was a burnt mark on the left side lug. It looks like someone tried to power the house up illegally.

Do you know who that might have been? To prevent injury or fire, we had notified BTU to remove the service wire from the transformer.

Also, do you know when the electrical panel below the meter was changed out and who did that work?

Please call or email if any questions.

Thanks,

**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

## **Cox, Gregory**

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Do you know who that might have been? To prevent injury or fire, we had notified BTU to remove the service wire from the transformer.

Also, do you know when the electrical panel below the meter was changed out and who did that work?

Please call or email if any questions.

Thanks,

**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

**CITY OF BRYAN - RESIDENTIAL PLAN REVIEW COMMENTS**

P.O. BOX 1000 BRYAN, TX 77805 ~ PHONE (979) 209-5010 ~ FAX (979) 209-5035 ~ [WWW.BRYANTX.GOV](http://WWW.BRYANTX.GOV)

EMAIL: [ctepera@bryantx.gov](mailto:ctepera@bryantx.gov)

|                |                          |
|----------------|--------------------------|
| Applicant Copy | <input type="checkbox"/> |
| City Copy      | <input type="checkbox"/> |



|                                     |                               |
|-------------------------------------|-------------------------------|
| <b>Project Address:</b>             | <b>4105 Milton</b>            |
| <b>Project Description:</b>         | <b>General Repair/Remodel</b> |
| <b>Plan Review Date:</b>            | <b>May 2, 2016</b>            |
| <b>City of Bryan Permit Number:</b> | <b>15—2658</b>                |
| <b>Permit Applicant's Name:</b>     | <b>Curt Baggett</b>           |

**Applicant to sign after reading plan review comments and statement below:** (Do not sign this plan review unless you have read and understand all requirements, please direct any questions or concerns to Building Services prior to construction):

By signing this Building Plan Review, I acknowledge that I have read the entire plan review comments attached, and I understand and will conform to all requirements as stated in this Residential Plan Review and City of Bryan Codes and Ordinances. I agree to use only the site plan and construction documents reviewed by the City of Bryan. I agree to resubmit revised construction plans for review for any changes made after City of Bryan building permit issuance. I agree to abide by the building inspection requirements and to keep a copy of the approved construction documents at the site during city inspections.

*Any errors or omissions not identified, as a result of the City of Bryan's review of the permit application and submitted documents does not relieve the applicant from complying with City of Bryan Codes and Ordinances.*

|                                  |              |
|----------------------------------|--------------|
| <b>Applicant's Printed Name:</b> |              |
| <b>Applicant's Signature:</b>    | <b>Date:</b> |

**BSC order for repairs, obtain permit within 10 days of April 25<sup>th</sup>, obtain electrical, mechanical, and plumbing permits as needed, and obtain CO in 90 days and appear back at the June 2016 meeting to show compliance.**

**Items needing repair:**

- Plumbing? Vacuum breakers on hose bib – there is a new hose bib, walls are open at tub plumbing - have plumber check plumbing.
- HVAC – strap ducts / raise above attic floor
- Sheetrock repairs needed throughout (estimates seem low)
- Needs roof overhang and fascia repairs
- Replace missing front porch column
- Needs electrical permit for reinstallation of light fixtures and electrical cleanup – check all fixtures/devices, check electrical panel, check attic (open junction boxes)
- Needs smoke detectors in all bedrooms and areas outside bedrooms
- Re-secure and repair loose porch ceiling finishes

## CITY OF BRYAN - RESIDENTIAL PLAN REVIEW COMMENTS

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EMAIL: [ctepera@bryantx.gov](mailto:ctepera@bryantx.gov)

- Repair broken windows
- Haul off trash/tires/ etc. from yard
- Attic insulation – needs replacing – R30 throughout - HVAC ducts need to be strapped so they do not rest on attic floor and insulation

**Plan Review & General Comments** (FYI: not all comments below may apply – please read each item for your information to avoid delays or corrections during construction): No plans submitted – must meet all codes/ordinances and call in for appropriate inspections/approvals.

- **Call 979-209-5010 for all inspections** – inspections are required to close out permit and avoid future fees and penalties. Inspections are required prior to placing concrete. **A final inspection is required.**
- **Separate electrical, plumbing, and mechanical permits are required and must be obtained by licensed electricians, plumbers, and mechanical contractors.** All work must conform to applicable sections of 2009 IRC, IPC, IMC and 2011 NEC.
- All Demolition shall comply with Chapter 33 of the 2009 IBC. Demolition sites must be secured during demolition to protect the general public.
- **Landings are required at exterior side of exterior doors. Refer to \*\*IRC, Section R312.1.2.**
- All work to comply with 2009 IRC and current City of Bryan Ordinances. All work needs to be approved by the building inspector prior to covering.
- All work to comply with 2009 International Residential Code (IRC) - floors, walls, ceiling and roof framing to comply. ALL wood within 18" of the ground is to be treated lumber to prevent rot and decay. Any exposed untreated lumber not in contact with the ground shall be painted to resist decay. **Used lumber is not allowed.**
- City inspections for framing, insulation and electrical are required before covering work up with finishes. Please call 209-5010 for all inspections.
- Wall framing needs to meet 2009 IRC and must be approved by the building inspector prior to covering.
- Rotten and deteriorated wood framing and decking must be replaced with new wood members. Used lumber is not acceptable.
- Existing walls where cavities are exposed will be required to be insulated with R-13 insulation if not already existing. Exposed ceiling joist will need to be insulated with R-30 insulation if not already existing.
- New wall insulation to be R-13, per code requirements. New ceiling insulation to be R-30, per code requirements. Please call 209-5010 for an insulation inspection prior to covering insulation.
- Bathroom layout, dimensions, clearances, etc. to comply with 2009 IRC. New bathroom fixtures must meet spacing requirements of the 2009 IRC. See Section R307 and Figure R307.1 for bathroom clearances at plumbing fixtures.

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- All of the bathrooms will either need an operable window or an exhaust fan, per code.
- **Wired interconnected smoke detectors are required in each bedroom and hallway outside the bedrooms. Refer to \*\*IRC, Section R314.**
- All dedicated circuits for small appliances per NEC and the City of Bryan Electrical Ordinance to have a minimum rating of 20 amp rated device.
- **Arc-Fault Circuit Interrupter receptacles are required in the bedrooms.** Refer to \*NEC, Section 210-12. **Ground-Fault Circuit Interrupter receptacles are required in kitchen, bathrooms, and garage.** Refer to \*NEC, Section 210-8.
- Carbon monoxide alarms are required in accordance with \*\*IRC, Section R315.
- Replacement roof shall comply with 2009 International Residential Code Chapters 9 and Section R907.
- An acceptable moisture barrier and exterior sheathing must be installed on the plywood sheathing used to close off the existing structure. Exterior sheathing/moisture barrier inspection required prior to installation of siding. Final inspection required upon completion. Call 209-5010 for all inspections.
- All construction debris removed during demolition or construction covered by this permit shall be disposed of properly per state and local laws. Roll off containers are recommended for all building construction debris removed during demolition or for materials not used and unwanted during construction. **Please contact City of Bryan Environmental Services Department at 979-209-5900 for a list of city approved/city licensed roll of container providers. The city will not pick up construction debris through the regular trash service or the "Brush and Bulky" collection service.**
- The contractor/owner shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor/owner shall use all means necessary to prevent the occurrence of windblown litter from the project site.
- Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City or City permitted contractor(s) only.
- Dispose of all demolition and construction related materials in City of Bryan approved roll-off containers. Do not place construction materials at the street to be picked up by City of Bryan Waste Services.
- Port-a-Potties are required at all construction sites where an interior rest room is not available for construction workers. The Port-a-Potty is required to be located within the property lines of the construction site and maintained properly.
- Addresses are required on structures per City of Bryan Ordinance. An official address, assigned by the chief building official or his or her designee, shall be provided and placed pursuant to this section in such a position as to be clearly visible from the public street or roadway fronting the property. Addresses placed pursuant to this section shall be a minimum four inches in height and

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stroke of minimum one-half inch, composed of a durable material and of a color that provides a contrast to the background itself. The official address shall be placed a minimum of 36 inches and a maximum of 30 feet in height measured from the ground level. Buildings or structures located more than 50 feet from the street curb shall have an official address at least five inches in height. Durable materials used for the official address shall include, but not be limited to, wood, plastic, metal, weather resistant paint, weather resistant vinyl, or weather resistant material designed for outside use on a glass surface. For single-family residences with a U. S. mailbox located near the curb in front of the house, a minimum of two-inch high numbers on both sides of a U. S. mailbox and on the house are required.

- Structure shall comply with the \*NEC with current City of Bryan Electrical Ordinance.
- Structure shall comply with the \*\*IRC with current City of Bryan Ordinances.
- The bedroom windows shall meet the requirements for emergency escape and rescue. Refer to \*\*IRC, Section R310.
- Verify that all glazing (glass) in doors, windows, and other locations meet safety glass requirements as per \*\*IRC, Section R308.
- Residential windows are required to be double pane per city ordinance.
- All framing (floors, walls, and roofs) shall comply with \*\*IRC.
- Exterior moisture barrier is required per \*\*IRC. Some exterior sheathing products are not moisture barriers. Approved moisture barriers are house wraps and felt paper. Vapor barriers (plastics) are not recommended in walls or ceilings assemblies in hot and humid climates.
- Siding Replacements: New siding to comply with \*\*IRC. Exterior sheathing/moisture barrier inspection required prior to installing siding. Final inspection required at completion.
- Replacement roofs shall comply with 2009 International Residential Code Chapters 9 and Sections R907. RE: Section R907.
- Roof penetrations through new roofing shall meet code and manufacturer's requirements.
- All dedicated circuits for small appliances per NEC and the City of Bryan Electrical Ordinance to have a minimum rating of 20 amp rated device.
- The receptacle outlet spacing is required to meet \*NEC. Refer to NEC, Section 210-52.
- Arc-Fault Circuit Interrupter receptacles are required in the bedrooms. Refer to \*NEC, Section 210-12.
- Wired interconnected smoke detectors are required in each bedroom and hallway out side the bedrooms. Refer to \*\*IRC, Section R314.
- A110 GFCI electrical outlet is required for the servicing of all rooftop, attic, and outside mechanical equipment. Refer to City of Bryan Electrical Ordinance #1222, Article 210-63. Mechanical unit access and location to comply with code.

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- Ground-Fault Circuit Interrupter receptacles are required in kitchen, bath, and garages. Refer to \*NEC, Section 210-8.
- Carbon monoxide alarms are required in accordance with \*\*IRC, Section R315.
- Section 403.1.1 Programmable Thermostats: Where the primary heating system is a forced-air furnace, at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule to maintain different temperature set points at different times of the day. This thermostat shall include the capability to set back or temporarily operate the system to maintain zone temperatures down to 55 degrees Fahrenheit or up to 85 degrees Fahrenheit. The thermostat shall initially be programmed with a heating temperature set point no higher than 70 degrees Fahrenheit and a cooling set point no lower than 78 degrees Fahrenheit.
- All residences, garages, and carports are required to have driveways that meet City of Bryan Driveway Standards. Driveway approach (area between property line and the street) to meet City of Bryan standards. City inspection required before placing concrete in the right of way. Separate driveway permit is required. Elevation of driveway at property line (or at some point between the house and the property line) will be required to be as high as the top of the curb or the center of the street (whichever is greatest). It is recommended that this elevation be 6 inches greater for additional protection, especially if lot is lower than the street or required if no raised curb. The above requirements are made to reduce the risk of residential flooding associated with storm water from the street entrance through low driveways. City of Bryan driveway standards are available upon request. A certificate of occupancy will not be issued unless driveways comply with city standards.
  - The location of the driveway will conform to the following requirements:
  - Distance from edge of driveway curb return radius to any utility structure (fire hydrant, gas meter, valve boxes, electrical pole, storm sewer inlet, etc.) is a minimum of 5 feet.
  - Minimum Corner Clearance from any street intersection shall be 30 feet.
  - Curb Return Radius (the end of the curve portion of the driveway) **must** be within the property lines of this site.
  - The residence is required accommodate the minimum parking requirements per city ordinance for 1-2 bedrooms: 2 spaces: 3-4 bedrooms: 3 spaces: 5 or more bedrooms: 4 spaces on a paved surface (either concrete or asphalt) by providing the following **on private property**:
  - A throat width of at least 12 feet.
  - Each space shall be a minimum of 9 ft width x 20.0 ft length.
- Permittee is responsible for compliance with Deed Restrictions. Please make sure to check Deed restrictions and with HOA prior to any residential construction work.
- Do not divert, impound or alter the drainage flow from this property to any surrounding properties as required by Texas State Law. *(This includes impounding water, concentrating flow or changing runoff patterns beyond the property limits.)*
- If grading activities cause any off-site erosion or sedimentation, Please clean it up or otherwise correct the problem within 48 hours of notification by the City of Bryan.
- New windows / window replacements:
  - New Windows need to be double pane per city ordinance, have 0.35 SHGC or lower, and 0.65 U-factor or lower. New bedroom windows may need to be larger or lower to meet current code for Emergency Escape and Rescue Openings requirements – see attached section R310. Floor plan not submitted for review. Homeowner and contractor are

## CITY OF BRYAN - RESIDENTIAL PLAN REVIEW COMMENTS

P.O. BOX 1000 BRYAN, TX 77805 ~ PHONE (979) 209-5010 ~ FAX (979) 209-5035 ~ [WWW.BRYANTX.GOV](http://WWW.BRYANTX.GOV)

EMAIL: [ctepera@bryantx.gov](mailto:ctepera@bryantx.gov)

- responsible for complying with current code.
- Windows in hazardous locations are required to have safety glass per Section R308.4 (attached). Final inspections required for new windows. Floor plan not submitted for review. Homeowner is responsible for complying with current code.
- All New bedroom windows need to meet 2009 IBC for sill height (maximum 44") and opening size requirements – 5.7 square feet at second floor, 5 square feet at first floor, and 20" wide minimum by 24" tall minimum clear opening.
- Sidewalk permit required for sidewalks ***located in the right of way***. Steel inspections required. City of Bryan sidewalk standards are available upon request. A certificate of occupancy will not be issued unless driveways comply with city standards. The new driveway, sidewalk, and ramps must meet City of Bryan minimum requirements for design, slope, materials, and construction.

**Call before you dig! (1-800-344-8377) OR DIAL 811 Free service!**

Attachments (Circle if attached):

Residential Driveway Standards

Minimum Foundation Details

Framing Span Tables

Narrow wall bracing information

Copies of Specific Code Sections are available upon request.

Residential Codes: \***NEC** = 2011 National Electrical Code; \*\***IRC** = 2009 International Residential Code; \*\*\***IECC** = 2009 International Energy Conservation Code

Call 979-209-5010 for all inspections.

## Cox, Gregory

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**From:** Cox, Gregory  
**Sent:** Monday, June 13, 2016 5:04 PM  
**To:** 'cbhandwriting@gmail.com'  
**Cc:** McKinzie, Charmaine  
**Subject:** RE: 4105 Milton

Mr. Baggett,

Here are a few electricians you can try, (get quotes and check references, there are more listed in yellow pages)

Bobby Felder 979-450-0451  
J & L Electric 979-589-1130  
O'Hair Electric 979-220-5026

In the plan review issued with the permit in May:

**BSC order for repairs, obtain permit within 10 days of April 25<sup>th</sup>, obtain electrical, mechanical, and plumbing permits as needed, and obtain CO in 90 days and appear back at the June 2016 meeting to show compliance.**

**Items needing repair:**

- Plumbing? Vacuum breakers on hose bib – there is a new hose bib, walls are open at tub plumbing - have plumber check plumbing.
- HVAC – strap ducts / raise above attic floor
- Sheetrock repairs needed throughout (estimates seem low)
- Needs roof overhang and fascia repairs
- Replace missing front porch column
- Needs electrical permit for reinstallation of light fixtures and electrical cleanup – check all fixtures/devices, check electrical panel, check attic (open junction boxes)
- Needs smoke detectors in all bedrooms and areas outside bedrooms
- Re-secure and repair loose porch ceiling finishes
- Repair broken windows
- Haul off trash/tires/ etc. from yard
- Attic insulation – needs replacing – R30 throughout - HVAC ducts need to be strapped so they do not rest on attic floor and insulation

At the April BSC meeting the work was to be finished in 90 days (obtain CO), that would be end of July.

Please call or email if any questions.

Thanks,

**Greg Cox**  
**Building Official**

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**From:** Cox, Gregory  
**Sent:** Tuesday, May 17, 2016 5:10 PM  
**To:** 'cbhandwriting@gmail.com'  
**Subject:** 4105 Milton

Mr. Baggett,

The Assistant Fire Marshal and I checked on the house on Monday and we found the meter can had been tampered with and one jumper wire installed on the right side of the meter lugs, there was a burnt mark on the left side lug. It looks like someone tried to power the house up illegally.

Do you know who that might have been? To prevent injury or fire, we had notified BTU to remove the service wire from the transformer.

Also, do you know when the electrical panel below the meter was changed out and who did that work?

Please call or email if any questions.

Thanks,

**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)  
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