

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

June 27, 2016



Case # 2171 – 508 W. 14th Street



LEGAL DESCRIPTION: Restmeyer, Block 2, Lot 1-2 (S hlf of)

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

PROPERTY OWNER(S): Wager Charlie Estate

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

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** 11/5/2002

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 38904
IMPROVEMENT VALUE: \$13,120
YEAR BUILT: 1940
SF OF LIVING AREA: 1,008
CURRENT OWNER SINCE: 4/23/1990
PROPERTY TAXES OWED: none

BACKGROUND:

- A utility hold notice, to secure, and request to meet/inspect was sent to the owner on December 14, 2013 after the City received a complaint.
- The city received a second compliant in early 2016 that the house was dilapidated.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission were mailed to the property owner on January 29, 2014, April 1, 2016, and May 17, 2016.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



June 27, 2016

Case #: 2171

Building Address: 508 W. 14th Street

Record Owner(s): Wager Charlie Estate

The City's Chief Building Official has requested this Commission hearing to discuss the building and two accessory structure(s) 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 structure(s) 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 and 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 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:

- demolish the building and accessory structures 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 accessory structures; and**
- secure the building and accessory structures, 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/right side of house – windows boarded



Rotten siding and foundation structural members



Front/left side of house-windows boarded



Front porch/entry



Rear of house, damaged electrical service



Rear of house, opening in screened in porch



Rear of house, unsecured screened in porch



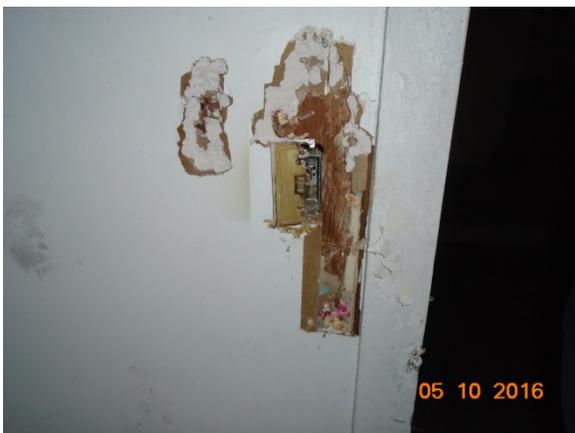
Rotten siding, boarded windows



Damaged roof, damaged roof deck and finish



Openings in interior ceiling



Light switch cover damaged, damaged finishes



Mold in closet



Ceiling open in closet, evidence of birds/squirrels



Rotten wall and window sill



Another open ceiling in closet, no insulation



Large accessory structure, unsecured



Framing of large accessory structure does not meet today's code, not braced adequately



side of large accessory structure



Front of small accessory structure, unsecured



Rear of small accessory structure



Dangerous Structures Survey Report

Chief Building Official

Case # 2171

A. PROPERTY ADDRESS: 508 W 14th Street, Restimeyer, Block 2, Lot 1 & 2 (S Pts of)

B. SPECIFICATIONS: No. Rooms 5 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:

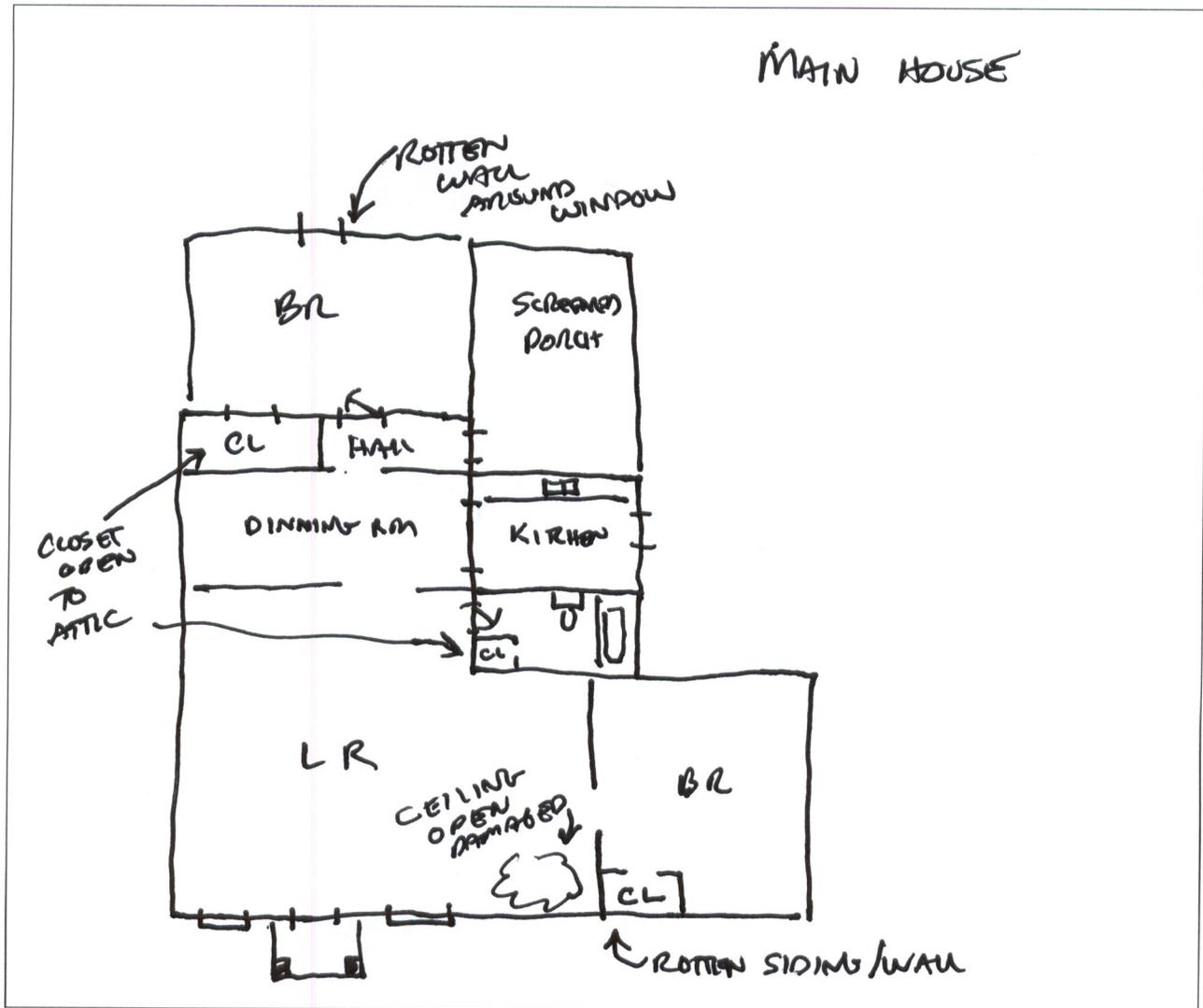
- light
- ventilation
- sanitation facilities

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: Three structures on property, main house, detached garage, and small shed. Main house: The house has been vacant for some time, found unsecured last year, owner secured. Windows boarded up. Paint has peeled or worn off majority of exterior. Holes in siding, some rotten areas. Hole in living room ceiling. No insulation in attic. Interior finishes are damaged. Some electrical fixtures and devices are damaged or missing. Mold in closet. Gas water heater not installed per code (no drain pan). Sheetrock ceilings collapsed in closets, large nest in closet. Damaged/rotten wall in back bedroom around window. Outdated electrical panel (not enough plugs/circuits for today's needs). **Detached garage:** concrete foundation, wood framing sheathed with exterior corrugated metal. Garage door is damaged with hole making it unsecured. Garage door faces neighbor's property. **Small shed:** Missing exterior metal cladding, damaged/rotten floor, 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

5-16-16
Date



Dangerous Structures Survey Report

Fire Marshal

Case #2171

A. PROPERTY ADDRESS: 508 W 14th Street, Restimeyer, Block 2, Lot 1 & 2 (S Pts of)

B. SPECIFICATIONS: No. Rooms _____ No. Stories 1 No. Structures 3

STRUCTURAL USE

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure

CONSTRUCTION

- Box
- Frame
- Masonry
- Mobile Home

OCCUPANCY

- Occupied
- Vacant
- Open

C. FINDINGS

- 01. The structure or a part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety, and welfare.
I estimate that 25 % of the main structure is considered a loss.
I estimate that 50 % 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

MIA - Rotten walls
leaking roof,
obsolete 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/DFM
Printed Name/Title

5-17-16
Date