

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**June 27, 2016**



**Case # 2173 – 2312 Cavitt Avenue**



**LEGAL DESCRIPTION:** Lawler Place PH 2, Block 2, Lot 5-6 (E 90' of)

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

**PROPERTY OWNER(S):** Gurdon Holdings LLC

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

**ACTIVE UTILITIES:**  yes  no **DISCONNECTED ON:** 1/21/11  
#A – 8/19/2010

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

**PROPERTY ID:** 31288  
**IMPROVEMENT VALUE:** \$30,000  
**YEAR BUILT:** 1946  
**SF OF LIVING AREA:** 1,146  
**CURRENT OWNER SINCE:** 11/8/2012  
**PROPERTY TAXES OWED:** none

**BACKGROUND:**

- The owner obtained a building permit to repair the structures on January 21, 2014. Work was started which included demolition of the existing pier and beam foundation for the main house, and adding a new concrete slab foundation. The foundation and plumbing rough in was inspected and approved. Sometime thereafter, work was abandoned and the permits expired six months later after the last inspections in August 2014.
- In May 2014 the City received a complaint about the structure and that it looked to be in danger of collapse as most supporting walls and wall bracing had been removed.
- A utility hold notice and notice to secure was sent to the owner on June 2, 2014. The owner called and spoke with City staff. Owner had a construction fence installed at perimeter of property line to keep secured. Staff accepted this solution as the owner said work would resume soon.
- In February 2016, the City received another complaint about the structure. After checking on the structure, it was noted to be still secured by the construction chain link fence.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission were mailed to the property owner on April 1, 2016, and May 17, 2016.
- The Chief Building Official contacted the owner in late May 2016 and met onsite with the owner on June 13, 2016. The owner was advised on what to bring to the hearing.

**ATTACHMENTS:**

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

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**June 27, 2016**

**Case #: 2173**

**Building Address: 2312 Cavitt Avenue**

**Record Owner(s): Gurdon Holdings LLC**

**The City's Chief Building Official has requested this Commission hearing to discuss the building and one accessory structure 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 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.**

**The City recommends that the Commission issue an order to the owner, lienholder, or mortgagee to:**

- demolish the building and accessory structure and remove the debris within 30 days.**

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

- disconnect water and electric utilities to the building and accessory structure; and**
- secure the building and structure, demolish the building and accessory structure 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:**

Main Structure:



Left side of house – construction fence around Property



Front/left side of house

left



Left corner, windows removed



Windows removed



Front of house, siding removed, step at front door



Right side of house, majority of exterior wall removed



Electrical service



Interior walls removed, deflection in most horizontal members



Interior, new slab and plumbing rough in done in 2014

Accessory structure:



Leaning. Old garage / apartment, no foundation



Interior of garage



Missing wall at rear garage wall



Stairs missing from upper apartment, damaged Siding



# Dangerous Structures Survey Report

Chief Building Official

Case #2173

A. PROPERTY ADDRESS: 2312 Cavitt Avenue, Lawler Place PH2, Block 2, Lot 5-6 (E 90' of)

B. SPECIFICATIONS: No. Rooms 3-4 No. Stories 1 & 2 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:** Owner obtained a permit in 2014 to repair the main structure. Repairs were started, a concrete foundation was placed under the home (previously pier and beam). The slab and plumbing rough inspections were approved by the city. Work was abandoned and permit expired. The owner did install a security fence around the structures as most of the walls on the house were removed. The house shows signs of deflection in the roof line and supporting members due to so many walls removed, there is concern that the home is not adequately braced and could collapse. The accessory two story structure has out of plumb walls, damaged siding, etc. and needs a full renovation as the house does, which would include new siding, wall bracing, plumbing, electrical, and mechanical systems. The two story structure consist of garage/storage on first floor and an apartment upstairs.

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D. FLOOR PLAN (if necessary)



E. DETERMINATION

1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured and:
- A.  Be vacated OR  remain unoccupied; and
  - B.  Be repaired OR  be demolished.
2. It has been determined upon inspection and investigation that the structure is not dangerous, unsafe, or a hazard to public health as defined by the City's Code of Ordinances.



Signature

GREGORY S. COX

Printed Name

5-17-16

Date



# Dangerous Structures Survey Report

Fire Marshal

Case #2173

A. PROPERTY ADDRESS: 2312 Cavitt Avenue, Lawler Place PH2, Block 2, Lot 5-6 (E 90' of)

B. SPECIFICATIONS: No. Rooms \_\_\_\_\_ No. Stories \_\_\_\_\_ No. Structures \_\_\_\_\_

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 100% of the main structure is considered a loss.  
I estimate that 100% 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?     

X 09. The building, structure, or a part thereof presents an attractive nuisance to children.  
Main Structure? X Accessory Structure? X

COMMENTS

Accessory Structure - out of plumb  
rotten siding

man - building supported by pipe in concrete  
open walls

D. 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.      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.

[Signature] FRED TAYLOR / OFM 5-17-16  
Signature Printed Name/Title Date