

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**October 24, 2016**



**Case # 2188 – 3803 Laura Lane**



**LEGAL DESCRIPTION:** Woodville Acres Phase 1, Lot 14 and 50 feet of Lot 15

**STRUCTURE(S):**  single-family residence and 2 accessory structures

**PROPERTY OWNER(S):** Esparza, Jose Luis

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

**ACTIVE UTILITIES:**  yes  no **DISCONNECTED ON:** 7/15/15

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

<b>PROPERTY ID:</b>	50753
<b>IMPROVEMENT VALUE:</b>	\$0.00*
<b>YEAR BUILT:</b>	Unknown
<b>SF OF LIVING AREA:</b>	Unknown
<b>CURRENT OWNER SINCE:</b>	2005
<b>PROPERTY TAXES OWED:</b>	\$446.79 (2015)

\*BCAD shows no improvements on the property

**BACKGROUND:**

- The Chief Building Official was notified by Bryan PD that the home was unsecured and damaged.
- Notices that the property had an electrical hold on it from the Chief Building Official and request to secure structure were mailed to the property owner on February 10, 2016
- Notices that the property would be scheduled for consideration by the Building and Standards Commission was mailed to the property owner on August 24, 2016, and September 14, 2016.
- A demolition permit was obtained on September 20, 2016.
- As of the writing of this staff report, demolition has not begun on the structure.

**ATTACHMENTS:**

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

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**October 24, 2016**

**Case #: 2188**

**Building Address: 3803 Laura Lane**

**Record Owner(s): Esparza, Jose Luis**

**The City's Chief Building Official has requested this Commission hearing to discuss the building and 2 accessory structures on this property, and all legal notices of the hearing were provided to record owners, lienholders, and mortgagees. They were also notified that if they wanted to repair the building and/or accessory structures they needed to meet with City staff and come to the hearing with a detailed plan for repairs, including cost estimates. Based on the surveys, reports, photographs, and other evidence provided to the Commission, the City recommends that the Commission find the building unsafe based on the standards set forth in Bryan Code of Ordinances Section 14-224 subsection(s):**

- 1)  The building, structure, or any part thereof is likely to partially or fully collapse.
- 2)  The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, county, state or federal government.
- 3)  One or more walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third or its base.
- 4)  The foundation or the vertical or horizontal supporting members are twenty five percent (25%) or more damaged or deteriorated.
- 5)  The non supporting coverings of walls, ceilings, roofs, or floors are fifty percent (50%) or more damaged or deteriorated.
- 6)  The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.
- 7)  The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- 8)  The structure or any part thereof has inadequate means of egress as required by the City's Building Code.
- 9)  The structure does not have adequate light ventilation, or sanitation facilities as required by the City's Building Codes and Plumbing Code.

**The City further recommends that the Commission find that:**

- the building 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.**
- the building is a manufactured home and may not be feasibly repaired in compliance with City ordinances.**
- the building is a manufactured home and needs to be demolished on site due to structural damage it cannot be moved safely.**

- the accessory structures are unsecured and must be boarded up and/or fenced in such a manner to prevent unauthorized entry by a person, including a child, through missing or unlocked doors or windows or through other openings into the structures.**

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

- secure the building and accessory structures from unauthorized entry within 30 days.**
- demolish the building and accessory structure 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 structure, demolish the building and accessory structures and remove the debris in accordance with Chapter 14 of the City of Bryan's Code of Ordinances if the owner, lienholder, or mortgagee fails to comply with the Commission's order.**

**PICTURES:**



Front of structure, no paved driveway



Damaged siding



Adjacent carport leaning on neighbor's fence



Damaged / rotten wall



Damaged / rotten wall



Interior side of rotten wall, missing insulation, etc.



Rear corner, damaged siding, repairs to siding



Left side, large hole in wall



Exposed insulation/framing on left side



No landing or steps at back door



Missing electrical outlet covers, A/C unit  
Blocking only window in bedroom



Water stains on ceilings, evidence of roof leaks



Rotten walls at windows, damaged finishes



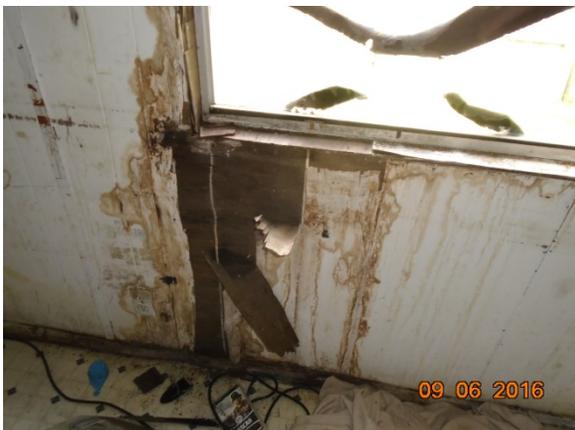
Damaged interior wood paneling, soft floors



Water damage at interior walls



Cook top in kitchen



Rotten wall below window, damaged finishes



Damaged electrical fixtures



# Dangerous Structures Survey Report

Chief Building Official

Case # 2188

A. **PROPERTY ADDRESS:** 3803 Laura Lane, Woodville Acres, PH 1, Pts lots 14 & 15 (0.23ac) MH SN #80144744, Label# TXS0585247

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

STRUCTURAL USE

CONSTRUCTION

OCCUPANCY

Residential/Single Family  
 Mixed Use  
 Commercial  
 Residential/Multi Family  
 Accessory Structure(s)

Box  
 Frame  
 Masonry  
 Mobile Home

Occupied  
 Vacant  
 Open

C. **FINDINGS**

01. The structure or a part thereof was constructed or maintained in violation of a provision of the City's building code, other applicable ordinance, state law, or federal law. Specifically, the following:

2009 IRC AND 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?

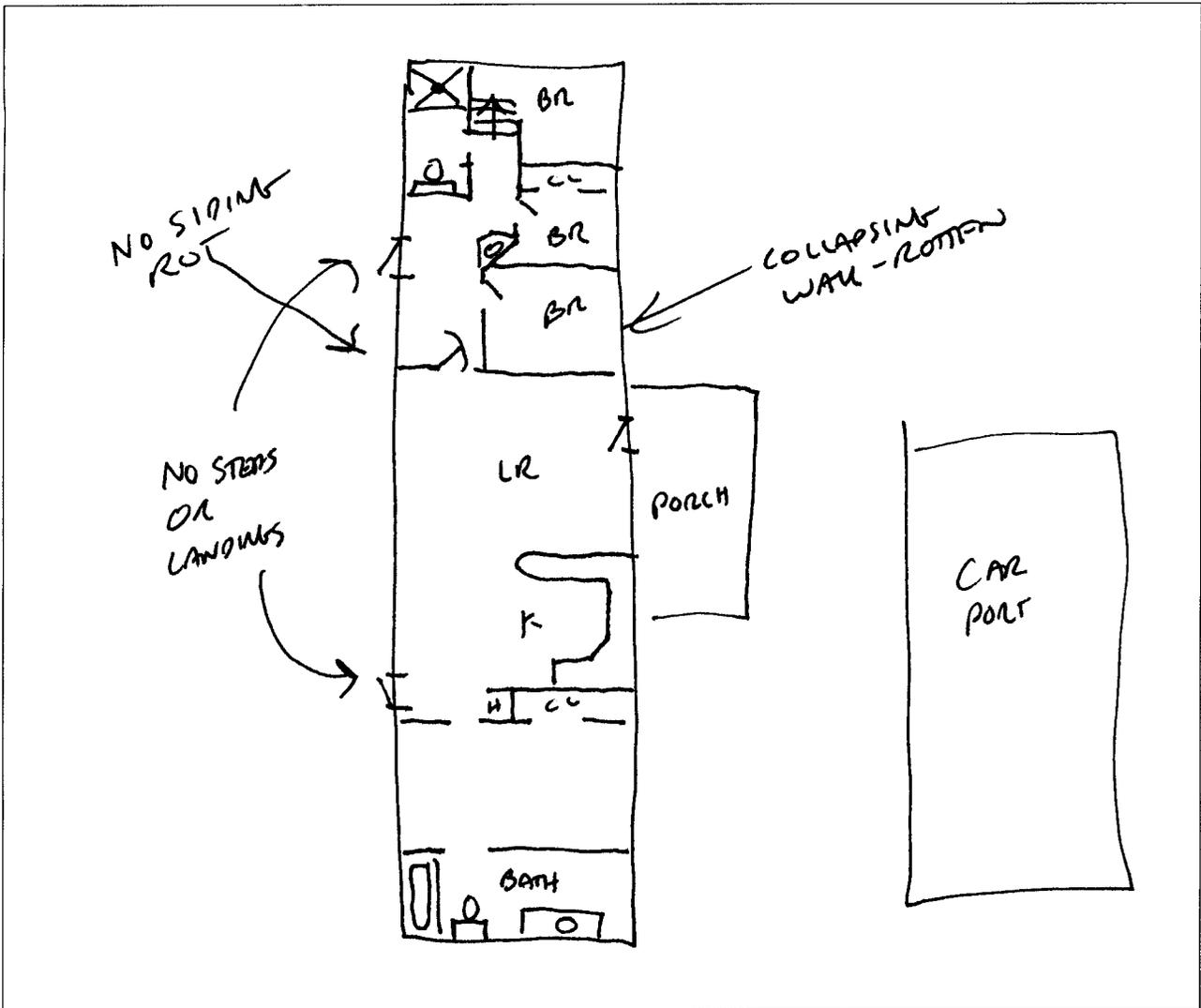
06. The structure or any part thereof has inadequate means of egress as required by the city's building code. Main structure?  Accessory structure?

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



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. \_\_\_ 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

GREGORY S. COX

Printed Name

9-9-16

Date



CITY OF BRYAN  
The Good Life, Texas Style.

# Dangerous Structures Survey Report

Fire Marshal

Case #2188

A. PROPERTY ADDRESS: 3803 Laura Lane, Woodville Acres, PH 1, Pts lots 14 & 15 (0.23ac) MH SN #80144744, Label# TXS0585247

B. SPECIFICATIONS: No. Rooms \_\_\_\_\_ No. Stories 1 No. Structures 2

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?

