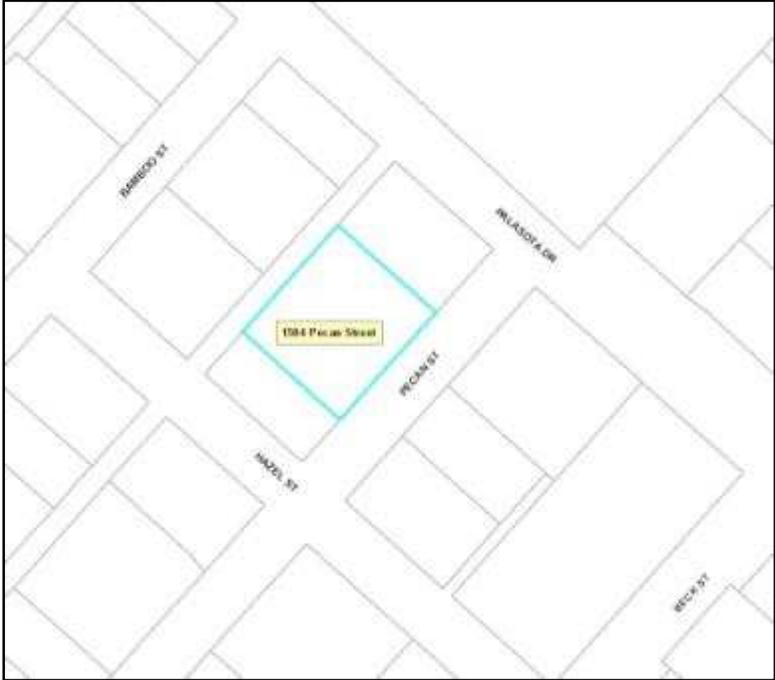


**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

April 23, 2012



Case #1844 – 1504 Pecan Street



LEGAL DESCRIPTION: Lots 3-4 & 25' of Lot 2 in Block 5 of Woodlawn Subdivision

STRUCTURE(S):

- single-family residence
- multi-family residence
- mixed use
- commercial
- accessory structure(s)

PROPERTY OWNER(S): Charles and Katherine Langston

LIENHOLDER(S)/

MORTGAGEE(S): none

IMPROVEMENT VALUE(S)

(AS APPRAISED BY THE

BRAZOS COUNTY

APPRAISAL DISTRICT): \$3,300 (2011 tax year)

BACKGROUND:

This structure was noticed in September 2011 by the Chief Building Official to be vacant and with the electric meter in the off position. Utility records indicate the structure has had no services since March 21, 2006. The first letter notifying the property owner's was mailed on October 3, 2011. Fire Marshal, Fred Taylor and also Jerry Fagan with building services met with Terry Langston, the property owner's son on October 17, 2011. Mr. Langston requested the walk thru inspection so that he would know what factors caused the structure to be considered a dilapidated structure. Code Officer, Sandra Willis had contact with Terry Langston in November 2011 regarding the building inspector and fire marshal's findings.

Code Enforcement again spoke with Terry Langston in January 2012 when his parents were exploring possibly trading in this mobile home for a new model through Affordable Homes. On April 4, 2012, Code Enforcement Officer Sandra Willis met with Charles, Katherine and Terry Langston to advise them how the Building Standards Commission process worked and what documents they will need to bring to the meeting. They were reminded to have repair, demolish, or replacement plan in place on the day of the meeting. They were also reminded that repairs to a mobile home had to be done by a license manufactured retailer or remodeler, an architect, or engineer.

ATTACHMENTS:

- (1.) staff recommendation
- (2.) pictures
- (3.) dangerous structures survey reports

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



April 23, 2012

Case #: 1844

Building Address: 1504 Pecan Street

Record Owner(s): Charles and Katherine Langston

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 is occupied and poses a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated.
- the accessory structure(s) is/are occupied and pose a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated.
- 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 accessory structure(s) is/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 structure(s).
- the building may feasibly be repaired so that it is no longer in violation of City ordinances.
- 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:

- vacate the building within ____ days.
- secure the building and accessory structure(s) from unauthorized entry within 30 days.
- demolish/remove the building within 30 days.**
- demolish/remove or repair the building and accessory structure(s) within ____ days, in accordance with the schedule below:

Deadline

Task

- appear before the Commission at each regularly scheduled meeting to demonstrate compliance with the time schedule, until the preceding orders have been fulfilled.

The City further recommends that the Commission order the City to 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: 1504 Pecan









CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Code Enforcement

Case # 1844

A. PROPERTY DESCRIPTION

Address 1504 Pecan Street

Lot(s) 3-4 & 25' of 2 Block(s) 5 Addition(s) Woodlawn

Owner(s) Langston Charles A & Katherine

Mailing Address 1501 Palasota Drive, Bryan, TX 77803-3053

B. SPECIFICATIONS

Sq. Ft. _____

Rooms _____

Stories 1

Structures 1

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 building, structure, or a part thereof is unsecured and open.
- 02. The building, structure, or a part thereof is being used by criminals, vagrants, or squatters for the purpose of suspected illegal activity.
- 03. The building, structure, or a part thereof presents an attractive nuisance to children.

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 or has been secured and must remain so.
- 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.

COMMENTS

The house was open/unsecured. Property has several junk/inoperable vehicles as well as tires and other debris present on the lot.

Sharon Haulce
Signature

Sharon Haulce / Code Enf. Officer
Printed Name/Title

3/6/12
Date

Case # 1844



CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Fire Marshal

Case #1844

A. PROPERTY DESCRIPTION

Address 1504 Pecan Street

Lot(s) 3-4 & 25' of 2 Block(s) 5 Addition(s) Woodlawn

Owner(s) Langston Charles A & Katherine

Mailing Address 1501 Palasota Drive, Bryan, TX 77803-3053

B. SPECIFICATIONS

Sq. Ft. _____ Rooms _____ Stories 1 Structures _____

STRUCTURAL USE

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

CONSTRUCTION

- Box
- Frame
- Masonry
- Mobile Home

OCCUPANCY

- Occupied
- Vacant
- Open

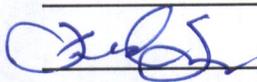
C. FINDINGS

- 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 100% of the 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.
- 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.
- 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.
- 05. Obsolete, damaged, or deteriorated electric wiring, gas connections, heating apparatus, or other mechanical infrastructure present a risk of fire.
- 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.

07. The structure or a part thereof is in violation of the City's fire code.
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.

COMMENTS Rotten walls
Rotten floors
unapproved wiring
Broken windows
holes in floor

 FRED TAYLOR DFM 3-6-12



Dangerous Structures Survey Report

Chief Building Official

Case # 1844

A. PROPERTY DESCRIPTION

Address 1504 Pecan Street

Lot(s) 3-4 & 25' of 2 Block(s) 5 Addition(s) Woodlawn

Owner(s) Langston Charles A & Katherine

Mailing Address 1501 Palasota Drive, Bryan, TX 77803-3053

B. SPECIFICATIONS

Sq. Ft. _____

Rooms 5+

Stories 1

Structures 1

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 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 - 2005 NEC
- 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.
- 03. The foundation or the vertical or horizontal supporting members are materially damaged or deteriorated.
- 04. The non-supporting coverings of walls, ceilings, roofs, or floors are materially damaged or deteriorated.
- 05. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.

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

COMMENTS ^{ROTTEN FRAMES FLOORS} ① SIDING DAMAGE AROUND FRONT DOOR ② MISLENG OR DAMAGED CRAWL

⑦ DAMAGED FOUNDATION

SPACE SKIRTING ③ DAMAGED CHAIN LINK FENCE ④ DAMAGED/DECAYED FRONT

⑧ DAMAGE FROM TREE TOO CLOSE TO HOUSE

STEPS/LANDING - DOES NOT MEET CODE - GAP BETWEEN LANDING & HOUSE. ⑤ BROKEN WINDOWS

⑨ DAMAGED BELIE PAN & INSULATION

⑥ SOFT FLOORS IN KITCHEN ⑦ DAMAGED BACK DOOR ⑧ HOUSE FULL OF DEBRIS/TRASH/USED FOR STORAGE ⑨ PDG FEELS THRU OUT ⑩ ROTTEN

LANDING AT MB SLIDING DOOR - WALL ROTTEN AROUND SLIDING DOOR

NO ELECTRICAL METER ⑪ ROOF/CEILING DAMAGE IN MB CLOSET ⑫ ROOF LEAKS IN MB

⑬ HOLES IN MB FLOOR ⑭ WALL ROTTEN IN LIVING ROOM AROUND WINDOWS

⑮ CEILING LOOSE IN BACK BEDROOM/MOLD & BATH ROOM - HOLES IN FLOOR

D. DETERMINATION

- 1. ⑯ ABANDONED CASIN BACKYARD/JUNK
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

3-7-12
Date