

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**April 23, 2012**



**Case #1841 – 3316 Judythe Drive**



**LEGAL DESCRIPTION:** Lot 19 of Block 16 in Northwood Phase 7 Subdivision

**STRUCTURE(S):**

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

**PROPERTY OWNER(S):** Joe Marino

**LIENHOLDER(S)/**

**MORTGAGEE(S):** none

**IMPROVEMENT VALUE(S)  
(AS APPRAISED BY THE  
BRAZOS COUNTY**

**APPRAISAL DISTRICT):** \$4,700 (2011 tax year)

**BACKGROUND:**

The structure at this location was referred to Building Services by the Police Department's Neighborhood Enforcement Team as being dilapidated and possibly dangerous. Specific issues found are identified on the staff inspection reports. An accessory structure (carport) has been built in the front building setback and not to code. Initial notice was sent to the property owner on February 13, 2012 and a more detailed notice of the specific issues on March 9, 2012. As of April 12, staff has not been contacted by the property owner.

**ATTACHMENTS:**

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

**(4.) BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



April 23, 2012

Case #: 1841

Building Address: 3316 Judythe Drive

Record Owner(s): Joe Marino

The City's Chief Building Official has requested this Commission hearing to discuss the manufactured home and one accessory structure (carport) 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 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 from unauthorized entry within 7 days.**
- demolish/remove the building and accessory structure(s) within 30 days.**
- demolish/remove or  repair the building  and accessory structure(s) within \_\_\_\_ days, in accordance with the schedule below:

Deadline

Task

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- 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 accessory structure(s) 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:**





# Dangerous Structures Survey Report

Code Enforcement

Case #1841

**A. PROPERTY DESCRIPTION**

Address 3316 Judythe Drive

Lot(s) 19 Block(s) 16 Addition(s) Northwood PH 8A

Owner(s) Marino Joe

Mailing Address 2916 Georgia Avenue, Bryan TX 77803-1004

**B. SPECIFICATIONS**

Sq. Ft. \_\_\_\_\_ Rooms \_\_\_\_\_ Stories \_\_\_\_\_ 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 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.





CITY OF BRYAN  
The Good Life, Texas Style.

# Dangerous Structures Survey Report

Chief Building Official

Case #1841

A. PROPERTY DESCRIPTION

Address 3316 Judythe Drive

Lot(s) 19 Block(s) 16 Addition(s) Northwood PH 8A

Owner(s) Marino Joe

Mailing Address 2916 Georgia Avenue, Bryan TX 77803-1004

B. SPECIFICATIONS

Sq. Ft. \_\_\_\_\_

Rooms 4+

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** ① CARPORT IN FRONT SETBACK - EXPOSED ROMEX WIRING

③ PLUMBING UNDER HOME NOT TO CODE  
④ NO BACK STEPS OR LANDING

- ② NON APPROVED PLYWOOD SKIRTING  
② DAMAGED/MISSING CRAWLSPACE SKIRTING ③ LOOSE ELECTRICAL BOX AT EXTERIOR HVAC  
④ EXTENSION CORD RUNNING THRU WALL IN BEDROOM  
⑤ CARPORT BLOCKING BEDROOM WINDOW  
⑥ CRACKS IN BATH TUB ⑦ WIRING AT WATER HEATER NOT TO CODE  
⑧ SOFT FLOORS IN CLOSET / FLOOR LOOSE  
⑨ CEILING LOOSE IN MB - EVIDENCE OF ROOF LEAKS  
⑩ SOFT FLOORS IN KITCHEN ⑪ HOLE IN BARK EXTERIOR WALL

**D. DETERMINATION**

- TEX 166130 ⑫ FLOOR INSULATION LOOSE (BILLY PAN DAMAGED)
- 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

3-7-12

Date



CITY OF BRYAN  
The Good Life, Texas Style

# Dangerous Structures Survey Report

Fire Marshal

Case #1841

A. PROPERTY DESCRIPTION

Address 3316 Judythe Drive

Lot(s) 19 Block(s) 16 Addition(s) Northwood PH 8A

Owner(s) Marino Joe

Mailing Address 2916 Georgia Avenue, Bryan TX 77803-1004

B. SPECIFICATIONS

Sq. Ft. \_\_\_\_\_ Rooms \_\_\_\_\_ Stories 1 Structures 2

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

leak in ceiling  
splices extension cord through wall  
soft spots in floor  
~~soft spots~~ rotten walls  
exposed elec wires  
unpermitted water heater installation  
unapproved patch to exterior wall



Fred Taylor DFM

3-6-12