

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

April 25, 2016



Case # 2166 – 1613 Saunders Street



LEGAL DESCRIPTION: Stephen F Austin #9, Block 27, Lot 7
STRUCTURE(S): single-family residence
PROPERTY OWNER(S): Barbara Jean Dickson & Ronald Joe Foley Et.al.
**LIENHOLDER(S)/
MORTGAGEE(S):** none
ACTIVE UTILITIES: yes no **DISCONNECTED ON:** 11/11/2015

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 39705
IMPROVEMENT VALUE: \$26,740
YEAR BUILT: 1945
SF OF LIVING AREA: 703
CURRENT OWNER SINCE: Not listed
PROPERTY TAXES OWED: \$926.18

BACKGROUND:

- Permit history: There are no building permits on file since at least 1998. There is one plumbing permit on file from 2007 to repair gas line.
- On August 6, 2015, Development Services received a complaint from a tenant that the plumbing had issues, foundation issues, and large cracks by the doors, which allowed insects in.
- A City building inspector contacted the tenant on August 12, 2015 and after talking on the phone the tenant relayed that the plumbing issue was being addressed by the City and she wanted to withdraw her complaint and request for inspection.
- On November 2, 2015, the Assistant Fire Marshal received a complaint from a tenant that the lights would not turn off, and electrical plugs did not work. After inspecting the structure rotten/loose walls were also found. The Assistant Fire Marshal requested a hold be placed on utilities and the owner notified for inspections.
- A utility hold notice, notice to request to meet/inspect was sent to the owner on November 9, 2015.
- The owners contacted the City and an inspection/meeting at the property was scheduled for December 7, 2015. A City building inspector and Assistant Fire Marshal met with the owners and went over the repairs and permits needed. The owners said they needed to discuss what they were going to do.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission was mailed to the property owners on February 1, 2016, and March 21, 2016.
- As of April 13, 2016, the City has not received any plans, estimates, or timeline for repairs.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



April 25, 2016

Case #: 2166

Building Address: 1613 Saunders Street

Record Owner(s): Barbara Jean Dickson & Ronald Joe Foley Et.al.

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 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 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:

- secure the building from unauthorized entry within 30 days.**
- demolish the building 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**
- secure the structure, 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:



Front of house



Front right side of house



Old four circuit electrical panel



Front door, damaged floor finishes



Old un vented gas space heater



Trash and debris, floor finish damage



Exposed plumbing



Damaged light fixtures



Damaged finishes in bath room



Damaged tub surround



Exposed illegal Romex to electrical outlet



Older A based meter can



Left rear side of structure, damaged roof overhangs and siding



Rear porch, damaged siding



Rear bath room addition, rotten exterior wall



Close up of rotten exterior wall at bath addition



Close up of damaged overhangs



Damaged skirting, possible rot at foundation beams



Dangerous Structures Survey Report

Chief Building Official

Case #2166

A. PROPERTY ADDRESS: 1613 Saunders Street, SFA#9, Block 27, Lot 7, (TR-337)

B. SPECIFICATIONS: No. Rooms 4 No. Stories 1 No. Structures 1

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?

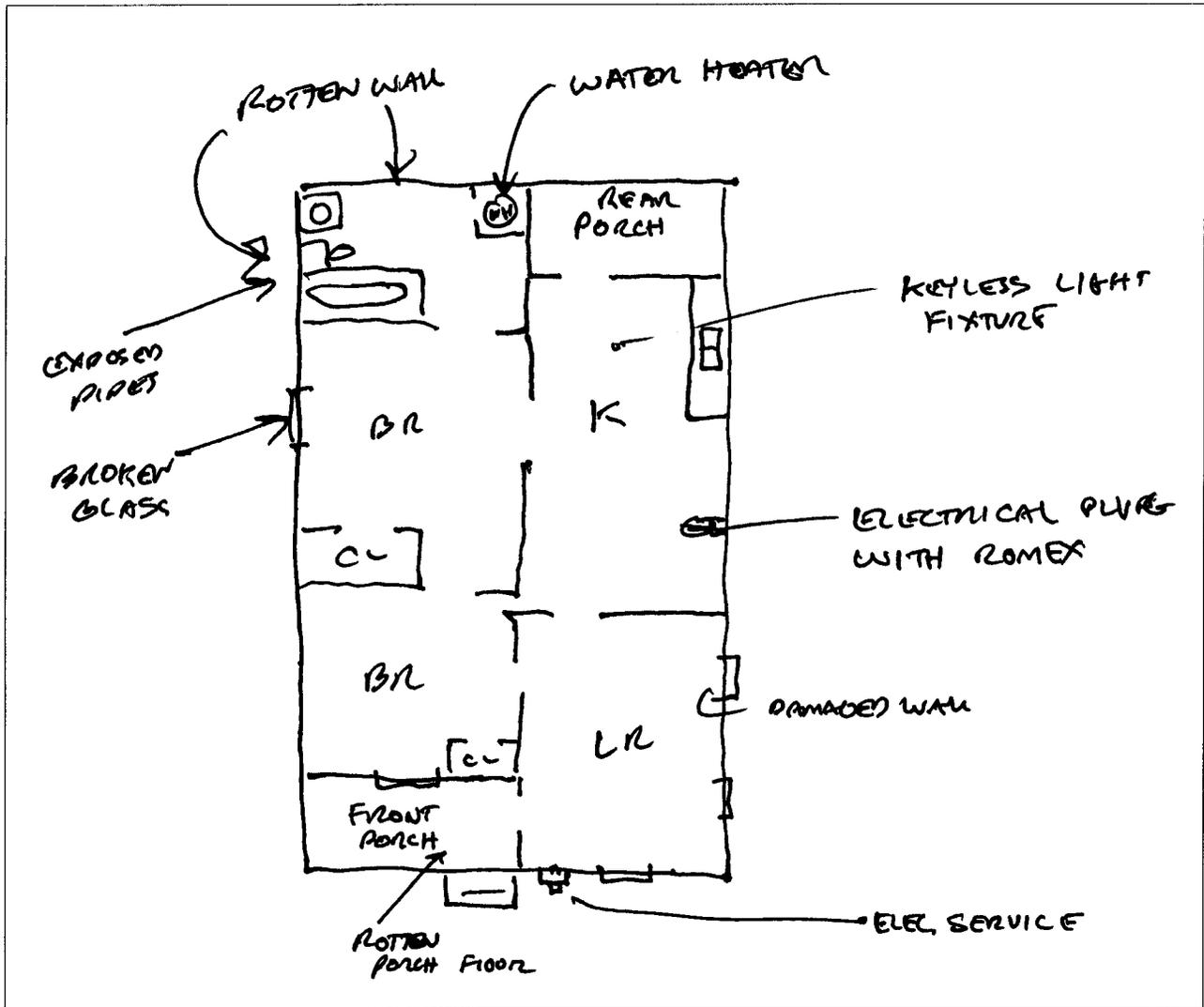
05. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.
Main structure? Accessory structure?

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?

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.

Gregory S. Cox
Signature

GREGORY S. COX
Printed Name

2-23-16
Date



CITY OF BRYAN
The Good Life. Texas Style.

Dangerous Structures Survey Report

Fire Marshal

Case #2166

A. PROPERTY ADDRESS: 1613 Saunders Street, SFA#9, Block 27, Lot 7, (TR-337)

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

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 82% of the main structure is considered a loss.
I estimate that —% 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 unlevel floors
unsafe electrical
open wiring
rotten window sills

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

2-29-16
Date