

LEGAL DESCRIPTION: McGee-Buckhaultz, Block 5, Lot 9 (middle of E hlf)
STRUCTURE(S): single-family residence
PROPERTY OWNER(S): Cruz Javier Garcia & Alice M Martinez
**LIENHOLDER(S)/
MORTGAGEE(S):** none
ACTIVE UTILITIES: yes no **DISCONNECTED ON:** 08/24/2015

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 72909
IMPROVEMENT VALUE: \$16,250
YEAR BUILT: 1940
SF OF LIVING AREA: 486
CURRENT OWNER SINCE: 1/14/2003
PROPERTY TAXES OWED: \$979.11

BACKGROUND:

- Permit History: No building permits have been applied for or obtained since at least 1998.
- City received a complaint from a neighbor about the living conditions and possible habitation without proper utilities.
- Notices that the property had an electrical hold on it from the Chief Building Official and request to meeting/inspection were mailed to the property owner on September 9, 2015.
- City building inspector met with the owner on September 21, 2015. A foundation beam was found resting on a gas line, and the structure was not habitable due to electrical hazards and dilapidated conditions. Owner stated she was living with family, electricity had not been on since August 24, 2015, and due to gas line issue the gas service was disconnected.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission was mailed to the property owner on November 3, 2015, and December 21, 2015.
- City staff met with owner on December 8, 2015 and discussed needed repairs. Owner informed City staff that she did not have money currently for repairs or taxes but would after first of the year or around March 2016. City estimates repairs to cost around \$18,000 or more. The owner had also met with the City's Community Development Department but they were only able to offer demolition assistance after utility bill debt and taxes are paid.
- As of January 11, 2016, the owner has not contacted the City about repairing.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



January 25, 2016

Case #: 2145

Building Address: 305 Trant Street

Record Owner(s): Cruz Javier Garcia & Alice M Martinez

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 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 within 30 days.**

- Demolish the building remove and all debris within 60 days.**

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

- disconnect water and electric utilities to the building.**
- 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 – collapsing porch roof/damaged supports



Front – missing porch floor and floor framing



Front Right side view – collapsing porch roof missing floor framing



Missing siding, lower wall framing has been exposed, Illegal surface mounted Romex electrical wire



Right side of house, missing skirting, damaged siding And trim around windows. Window replaced without permit.



Rear closet addition- unfinished/un permitted



Rear closet and water heater addition, unfinished, Dilapidated, rotten, not sealed, etc.



Left side of house, missing skirting, rotten foundation beams and lower walls where siding is missing.



Illegal exposed Romex below window, broken window glass



Damaged light fixture, hanging by wiring



Bath room window removed and blocked by A/C unit, Bathroom does not have required exhaust ventilation



Loose / damaged ceiling finishes



Electrical outlets damaged and missing covers



Bathroom light fixture damaged and hanging by wiring



Damaged interior floor finishes



Missing blanks in electrical panel



Water supply pipes not insulated, trash and tires stored under home



Foundation beam resting on gas line into home



Dangerous Structures Survey Report

Chief Building Official

Case # 2145

A. PROPERTY ADDRESS: 305 Trant Street, McGee-Buckhaultz, Block 5, Lot 9 (middle of E Hif)

B. SPECIFICATIONS: No. Rooms 3 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

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? _____

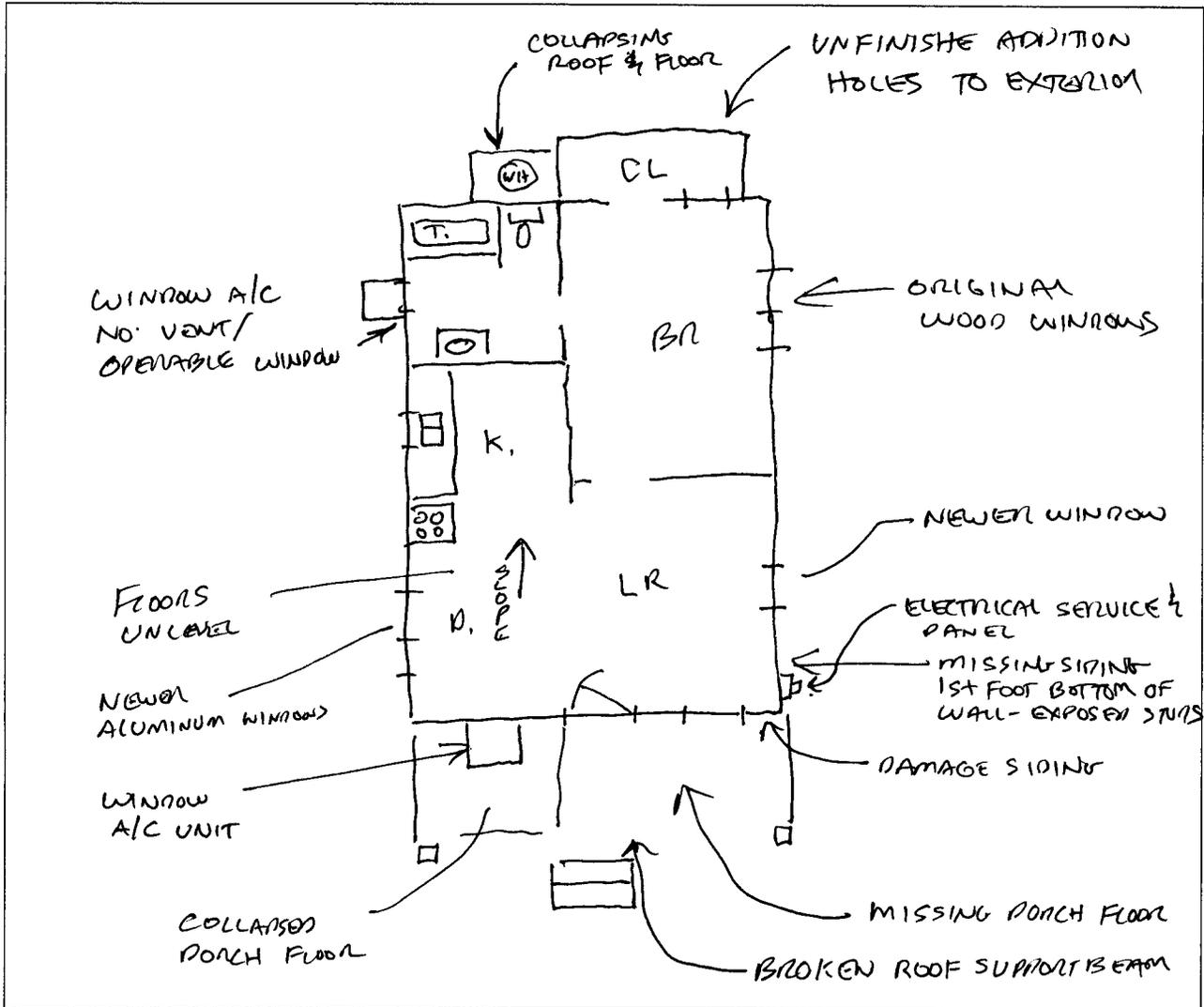
10. Is manifestly unsafe for the purpose for which it is being used or so as not to give reasonable protection from danger of collapse or fire because of:
 Defective materials
 Structural deterioration
 Interior walls or ceilings with holes, cracks or loose plaster
Main structure? Accessory structure? _____

_____ 11. The building, structure, or a part thereof, is unsecured and open.
Main structure? _____ Accessory structure? _____

COMMENTS: Front porch is missing the floor and floor structur. The porch roof is collapsing. There is a rear closet addition that appears was never properly constructed or finished. There are no records of permits for the addition on file with city. The gas water heater is next to the rear addition and has collapsing structure around it. There is rot and openings in the rear addition and water heater enclosure. The floor of the water heater enclosure is rotten and about to collapse. The floor inside the house is un level on the inside in the front living room area. There are several layers of plywood over the floors, most likely overloading the original 2X6 at 24" o.c. floor joist. It appears someone started working on the foundation and added new beams. There are no permits on file for foundation repair. Crawl space skirting is missing and the lower part of the siding is missing exposing the lower edges of the wall studs allowing decay and deterioration. Plumbing supply pipes are exposed and not insulated in some locations around the water heater enclosure. The bath room window is blocked by a window unit a/c and does not have an exhaust fan. The interior of the house has a lot of items and some trash and debris inside making it difficult for a full inspection of all finishes. There are damaged light fixtures and electrical outlets throughout. The foundation is resting on a gas pipe. The water heater and oven/stove is gas. Most windows are original wood in need of repairs. The living area has two single pain aluminum mill finish windows on south side. There is a newer double pane aluminum window on the North side. There are no permits on file for window

replacements. The breaker box has missing screws on the dead front and missing blanks. There are tires, trash and debris under the house. There is no heating system in the house.

FLOOR PLAN (if necessary)



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

GREGORY S. COX
Printed Name

12-09-15
Date



CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Fire Marshal

Case #2145

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

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CONSTRUCTION

OCCUPANCY

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- Commercial
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- Accessory Structure

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- 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 50% 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

WALLS out of plumb
Open exterior walls
Roof possibly partially collapsed
wiring issues

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 / DEM
Printed Name/Title

12-18-15
Date