

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

March 28, 2016



Case # 2148 – 607 E. 21st Street



LEGAL DESCRIPTION: City of Bryan Townsite, Block 66, Lot 9 & pt of 10

STRUCTURE(S): single-family residence

PROPERTY OWNER(S): Sanchez-Reyna Luis Felipe & Esmeralda Carpio

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

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** 4/02/2015

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 22299

IMPROVEMENT VALUE: \$8,520

YEAR BUILT: 1940

SF OF LIVING AREA: 504

CURRENT OWNER SINCE: 12/18/2015

PROPERTY TAXES OWED: None

BACKGROUND:

- No building permits applied for or obtained since at least 1998.
- City Assistant Fire Marshal noticed the structure was vacant and in need of repairs in August 2015.
- Notices that the property had an electrical hold on it from the Chief Building Official were mailed to the property owner on August 13, 2015.
- 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.
- At the January 25, 2016 Building and Standards Commission hearing, the Commission and City staff learned that the property recently sold and the new owner appeared before the Commission during the hearing. The new owners had not had a chance to prepare plans, estimates, or a timeline for repairs. The new owners expressed an interest in repairing the structure. The Commission ordered that the new owners meet with City staff and appear during the Commission's March 28, 2016 regularly scheduled hearing to present plans, estimates and timeline for repairs.
- The Chief Building official, Plans Examiner, and Assistant Fire Marshal met with the new property owner on January 27, 2016. Repairs and options were discussed, the attached repair list was provided to the owner. The owner mentioned they were unsure if they would repair or demolish and re-build. The City advised the owner to get the properties surveyed as there appeared to be two lots at this location and the structure may be crossing the interior lot line.
- The Commission's findings and order from the January 25, 2016 hearing were mailed to the property owner on January 26, 2016.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission was mailed to the property owner on February 11, 2016.
- As of March 3, 2016, the owner has not contacted the City about repairs or submitted plans, estimates, or a timeline for staff review.

- Staff noticed on March 3, 2016 that the owner has surveyed the property. The structure crosses the interior property line between Lot 9 and 10. If the structure is demolished, then 2 new houses could be built here, one on each lot. City staff has advised the property owner of this.

ATTACHMENTS:

1. staff recommendation
2. pictures
3. dangerous structure survey reports
4. staff prepared repair list given to owner on January 27, 2016.

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



March 28, 2016

Case #: 2148

Building Address: 607 E. 21st Street

Record Owner(s): Barrows Rosa Delia

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:

- demolish the building and remove the debris within 30 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.**

UPDATED PICTURES (3-03-16):



Front / right side of house



Front/left side of house



Insect damaged foundation beam/rotten siding



Damaged siding, exposed plumbing

OLDER PICTURES:



Front of house – damaged roof, trash and debris



Front porch, damaged roof / missing roof metal



Rear of house – trash and debris



Side of house, missing crawl space skirting



Rotten window sills and trim



Side/rear of house, damaged siding, poor site drainage



Side of house, damaged siding, missing crawl space skirting, damaged/loose roof metal



Evidence of roof leaks, missing light fixtures



Illegal exposed Romex wiring – electrical outlet



Illegal exposed Romex wiring – light switch



Exposed Romex and open wires



Missing lavatory in bath room



Dangerous Structures Survey Report

Chief Building Official

Case # 2148

A. PROPERTY ADDRESS: 607 E 21st Street, City of Bryan Townsite, Block 66, Lot 9 & pt of 10

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

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?

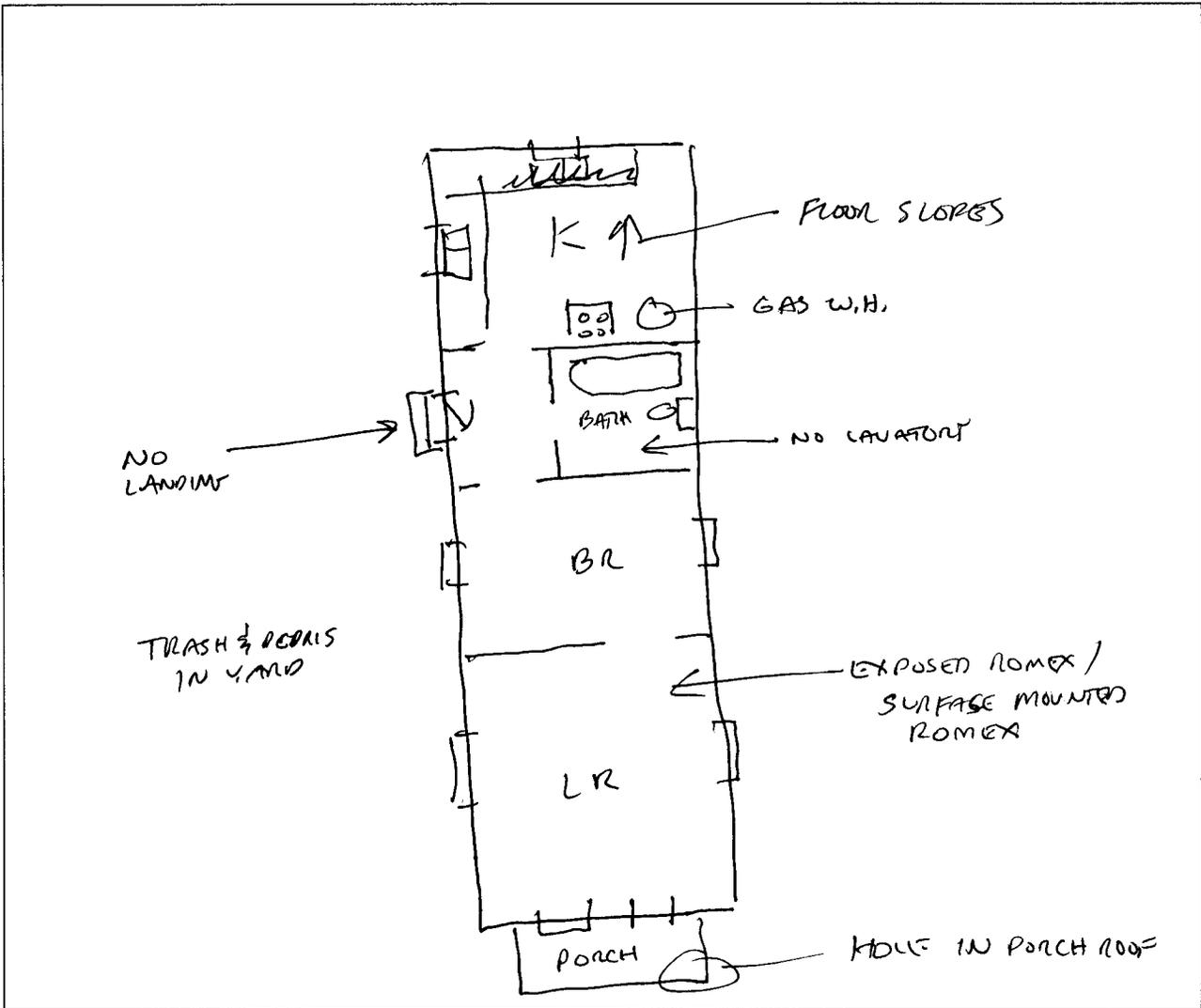
09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
 Holes or cracks in the floor, exterior wall or roof
 Loose, rotten, warped or protruding boards
Main structure? Accessory structure?

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: Exterior: rotten siding in various places. Missing crawl space skirting. Roof damaged at front porch (hole in roof). Windows boarded up. Roof metal is loose in several places. Exposed plumbing on exterior walls not insulated or damaged. Rotten window sills. Windows may not open (painted shut or too old/damaged to work properly). Missing light fixtures on interior. Exposed wiring. Damaged plug and switches or missing covers. Holes in ceilings. Evidence of roof leaks. No heating system. Illegal surface mounted Romex wiring. Bath room is missing the lavatory. Kitchen sink has PVC piping and hose bib for faucets. There is a hole in wall under kitchen sink to outside. Gas water heater in kitchen – T&P not plumbed to outside, no drain pan. No smoke detectors or CO detectors. No paved driveway.

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.

Signature *Campy & Co*

Printed Name Campy & Co

Date 12-10-15



Dangerous Structures Survey Report

Fire Marshal

Case #2148

A. PROPERTY ADDRESS: 607 E 21st Street, City of Bryan Townsite, Block 66, Lot 9 & pt of 10

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 _____% 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

WIRING ISSUES

Rotten WALLS

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

12-8-15
Date

Repairs needed for 607 E. 21st

“Please be aware that your contractors will need to inspect the structure and provide estimates. The list provided may not contain everything that needs repairs.”

- The structure needs to be leveled and re-blocked.
- Need new crawl space skirting, access, and vents per code.
- Repair all rotten exterior siding, trim, window seals, etc.
- Need paved driveway – requires site plan approval and permit - mud/dirt is getting into street.
- Make sure bedroom windows are operable - replace with new code compliant windows that meet code (.75 max u factor and .35 max SHGC)
- Repair all damaged interior finishes.
- Need to repair roof finish, may need new roof deck.
- Check porch framing members for rot.
- Remove bounce from floors during foundation re leveling – add additional support beams
- Verify that heating is provided to adequately heat the unit– plug in electric space heaters not allowed
- Add smoke detectors and CO detectors installed per current code – wired, interconnected in bedroom and area outside bedrooms.
- Re grade exterior so water does not drain to under the structure and stand under structure.
- House will need an electrical rewire, service upgrade, and new electrical fixtures and devices.
- Add R30 insulation to attic, if wall cavities are exposed during repair, add R13 wall insulation.

Criteria from Dangerous Structures Ordinance (Structure meeting any of following):

- (1) The building, structure, or any part thereof is liable 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) Any wall or other vertical structural members list, lean, or buckle to such an extent that a plumbline passing through the center of gravity falls outside of the middle third of its base.
- (4) The foundation or the vertical or horizontal supporting members are 25 percent or more damaged or deteriorated.
- (5) The nonsupporting coverings of walls, ceilings, roofs, or floors are 50 percent 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 code and plumbing code.

- **Sec. 14-229. - Performance of work; acceptable materials.**

(a)

Work shall be performed in an expeditious and workmanlike manner in accordance with the requirements of this article and all other applicable ordinances of the city and accepted engineering practice standards.

(b)

The securing of windows, doors or any other opening allowing access to an unsecured unoccupied building shall be done with such materials and in such a manner as to effectively bar entrance to the structure. Upon receipt of an order to secure, each and every accessible means of entry must be secured.

(c)

Materials approved for use include plywood, lumber, steel, replacement glass, nails, screws and bolts and other materials approved by the chief building official.

(d)

The use of cardboard, tar paper, window and door screens or any other material that will not effectively prevent entrance shall not be sufficient to meet the requirements of this article, or an order issued by the commission.

- **Sec. 14-217. - Requirements not covered by code.**

Any requirement necessary for the strength or stability of an existing or proposed building or structure, or for the safety or health of the occupants thereof, not specifically covered by this article, shall be determined by the chief building official.