

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

March 28, 2016



Case # 2161 – 1514 Oakview Street



LEGAL DESCRIPTION: Woodland Heights PH 2, Block 2, Pt of Lot 10
STRUCTURE(S): single-family residence
PROPERTY OWNER(S): Brown Michael E Sr
**LIENHOLDER(S)/
MORTGAGEE(S):** Clear
ACTIVE UTILITIES: yes no **DISCONNECTED ON:** 8/4/2014

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 49873
IMPROVEMENT VALUE: \$36,280
YEAR BUILT: 1951
SF OF LIVING AREA: 884
CURRENT OWNER SINCE: 3/20/2013
PROPERTY TAXES OWED: \$2,043.20 (2014)
\$1,646.89 (2015)

BACKGROUND:

- The City Public Works Department notified the Building Official that they received a complaint from a citizen that the house was abandoned and unsecured on December 28, 2015.
- The Assistant Fire Marshal visited the property on December 28, 2015 found the structure unsecured, with broken windows, and in a dilapidated condition from lack of maintenance. The Assistant Fire Marshal recommended that the property be considered for Building and Standards Commission consideration.
- A utility hold notice, notice to secure, and request to meet/inspect was sent to the owner on December 28, 2015.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission was mailed to the property owner on January 5, 2016, and February 11, 2016.
- As of March 2, 2016, the owner has not contacted the City about the structure.
- City permit records show that no permits have been applied for or obtained since at least 1998.
- As of March 3, 2016, the structure remains unsecured.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



March 28, 2016

Case #: 2161

Building Address: 1514 Oakview Street

Record Owner(s): Brown Michael E Sr

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 the 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, broken windows needs paint



Left side of house



Right side of house, damaged siding



Close up of damaged/rotten siding, hole to interior



Back yard full of trash, junk, and debris



Rotten wall at back door of garage



Broken unsecured windows at back bedroom



Openings in soffit/ missing vent covers



Missing electrical switch plate covers



Trash and debris inside



Damaged sheetrock ceilings



Evidence of roof leaks



Garage full of trash and debris



Kitchen full of trash and debris, hole to exterior Under cabinet



Hole to exterior in cabinet



Trash and debris in back bedroom



Ceiling sheetrock has fallen in rear bedroom



Finishes removed in bath room (no permits on file)



Missing tub surround



Rotten exterior wall behind water heater in garage



Old outdated electrical panel – 4 circuits



missing light fixture at rear door



Overgrown backyard, trash and debris



Dangerous Structures Survey Report

Chief Building Official

Case #2161

A. PROPERTY ADDRESS: 1514 Oakview Street, Cavitts Woodland Heights, PH 2, Block 2, Lot 10 (Less 30' of)

B. SPECIFICATIONS: No. Rooms 5 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?

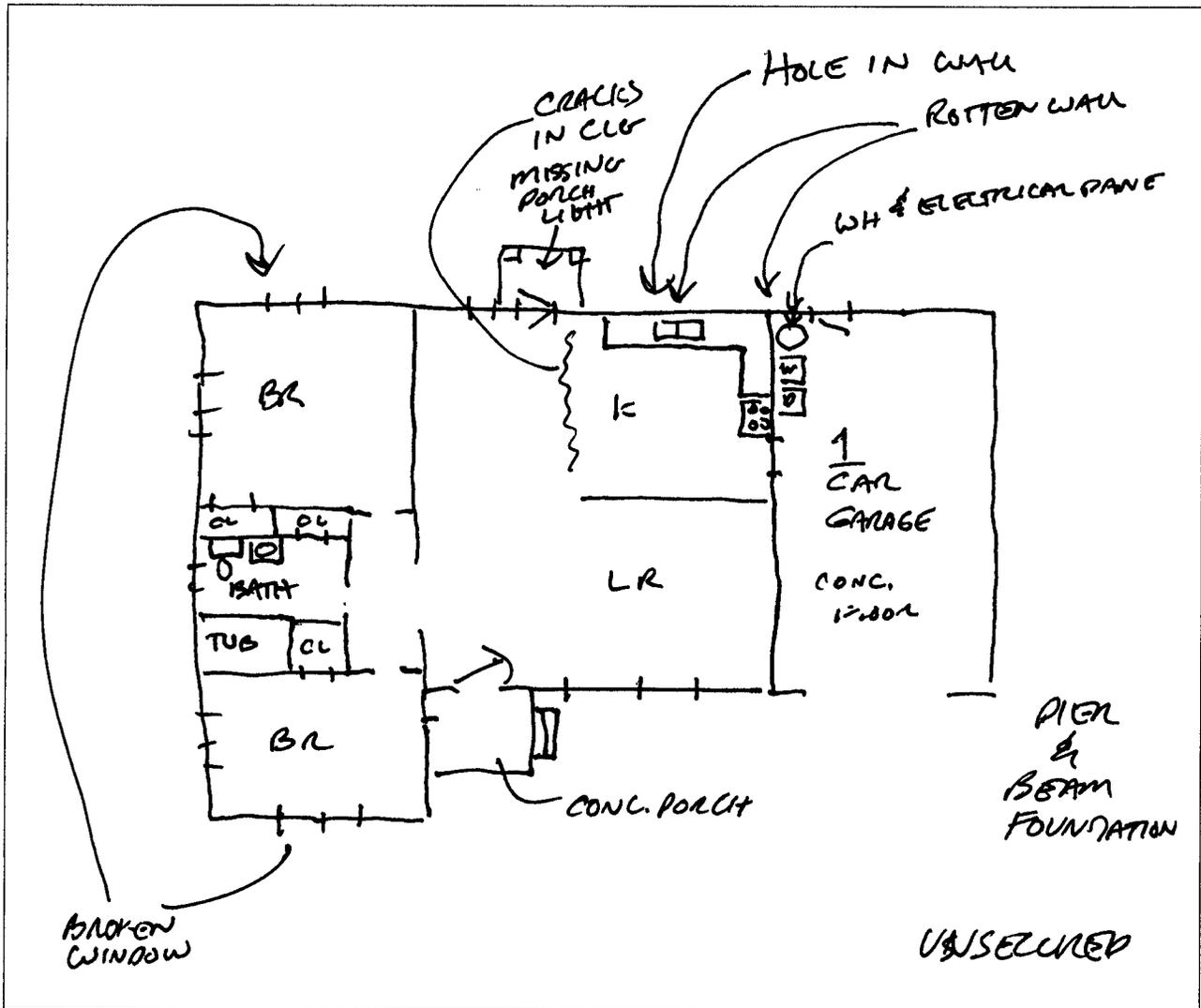
05. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used. Main structure? Accessory structure?

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

2-4-16
Date



CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Fire Marshal

Case #2161

A. PROPERTY ADDRESS: 1514 Oakview Street, Cavitts Woodland Heights, PH 2, Block 2, Lot 10 (Less 30' of)

B. SPECIFICATIONS: No. Rooms _____ No. Stories 1 No. 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 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 80% 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

open wiring
 open wiring
 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.

 FRED TAYLOR/DFM 2-3-16
 Signature Printed Name/Title Date