

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

March 28, 2016



Case # 2162 – 1712 Louis Street



LEGAL DESCRIPTION: Park Heights, Block 16, Lot 12 & 50' of Lot 13

STRUCTURE(S): single-family residence
 accessory structure(s)

PROPERTY OWNER(S): Thomas Dexter

**LIENHOLDER(S)/
MORTGAGEE(S):** Clear

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** 2/28/2013

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 36965
IMPROVEMENT VALUE: \$8,570
YEAR BUILT: 1940
SF OF LIVING AREA: 1,080
CURRENT OWNER SINCE: 2/28/1996
PROPERTY TAXES OWED: \$271.88 (2014)
\$423.86 (2015)

BACKGROUND:

- City Assistant Fire Marshal noticed the structure was vacant and unsecured August 2014.
- Letters and request for inspections sent to the property owner per Appraisal District records have not been responded to.
- City staff checked on the property in December 2015 and found the structure still unsecured and in dilapidated, abandoned state.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission were 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 property.
- City permit records show that no permits have been applied for or obtained since at least 1998.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



March 28, 2016

Case #: 2162

Building Address: 1712 Louis Street

Record Owner(s): Thomas Dexter

The City's Chief Building Official has requested this Commission hearing to discuss the building and two accessory structures 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 structures 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 accessory structures 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 structures.**

- the building and accessory structures 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 and accessory structures) from unauthorized entry within 30 days.**
- demolish the building and accessory structures 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 accessory structures; and**
- secure the building and accessory structures, demolish the building and accessory structures 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, boarded windows, damaged siding



Damaged front porch floor



Missing dead front at electrical panel



Damaged exterior wall and siding



Damaged exterior wall, missing siding



Rear wall of house



Left side of house, detached garage in background



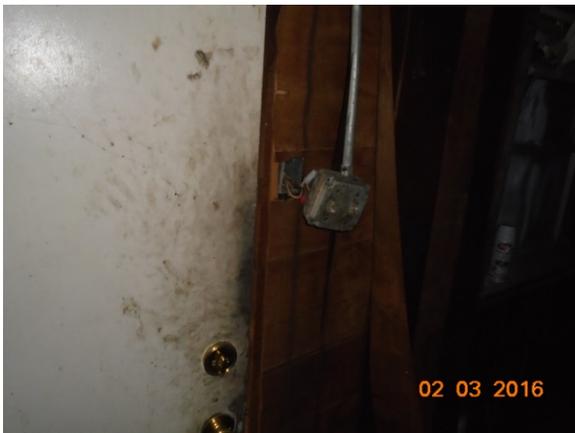
Missing steps and landing at back door, rotten wall, damaged foundation and siding



Damaged ceiling fan/light fixtures



Trash and debris



Damaged electrical devices and fixtures



Damaged ceilings, insulation, roof deck, etc.



Loose ceiling finishes, evidence of roof leaks



hole in closet ceiling, water damage



Trash and debris in bath, damaged finishes



Loose ceiling finishes in bath



Sagging ceilings and structural deficiencies



Detached storage building, unsecured



Side of detached garage, rotten siding, unsecured



Dangerous Structures Survey Report

Chief Building Official

Case # 2162

A. PROPERTY ADDRESS: 1712 Louis Street, Park Heights, Lot 12-13 (50' of)

B. SPECIFICATIONS: No. Rooms 6 No. Stories 1 No. Structures 3

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?

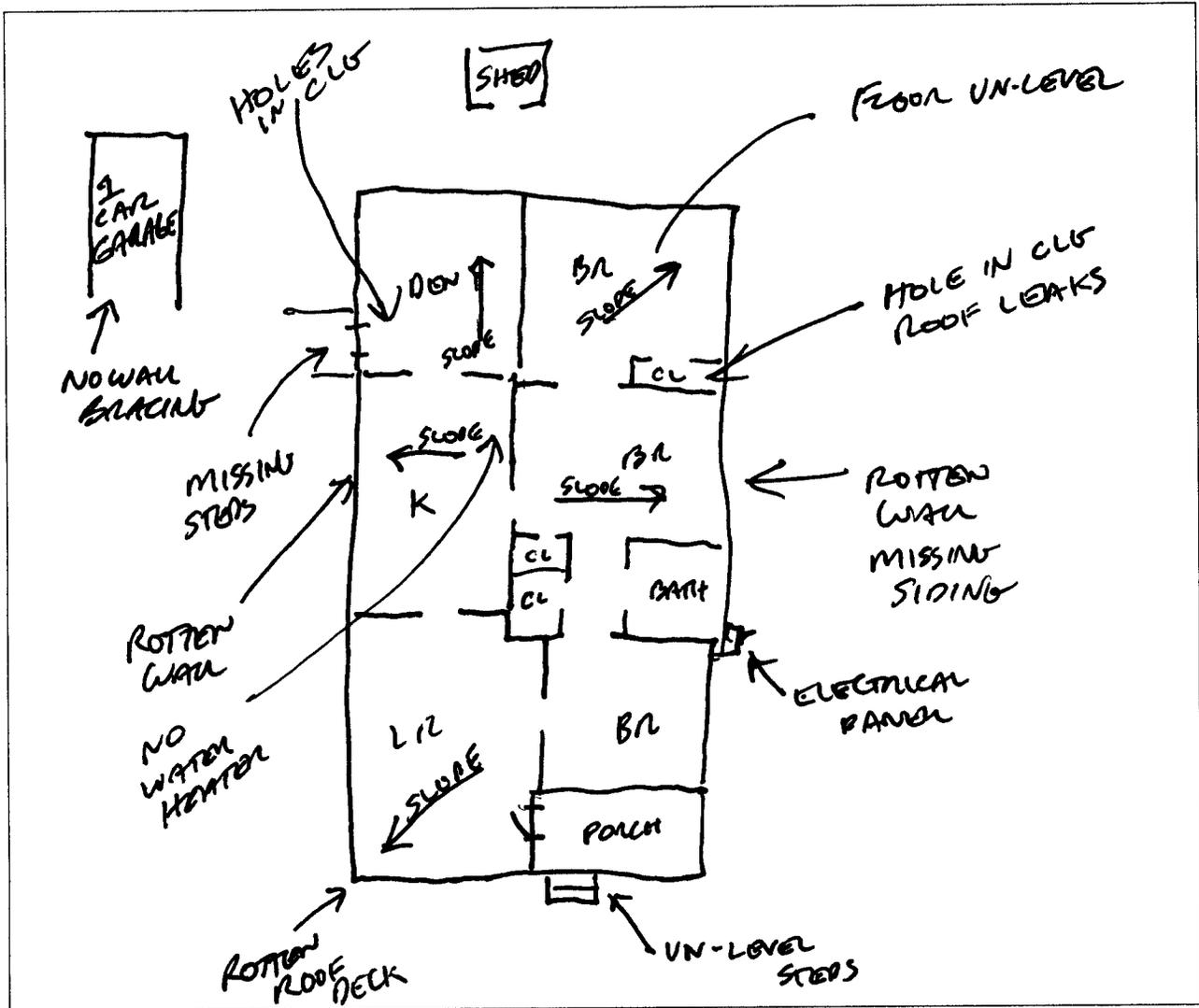
07. The structure is unsanitary, unfit for human habitation, or likely to cause sickness due to damage, deterioration, or inadequate design/construction. Specifically the structure does not meet the city's requirements for:

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: Detached garage: unsecured, damaged walls/ siding. Main house: un-level floors, soft/bouncy floors, rotten walls, rotten siding, damaged wall framing. Damaged interior finishes. Unsecured. Exposed damaged plumbing at exterior walls. Missing dead front at electrical panel, sagging ceilings. Damaged interior or missing electrical fixtures. Collapsing ceiling finishes. Holes in exterior walls. Hole in roof/ceiling in bac bedroom. Hole in ceiling in back den, damaged framing and insulation. Trash and debris in interior of home. Rotten front porch floor. No heating system. Missing water heater. Boarded up windows. Foundation beams are loose/damaged and dislodged. The rear door is missing steps and no landing before steps. Front steps are un level. Rotten roof decking at overhangs. Home is not feasible for repairs.

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.

[Handwritten Signature]
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 #2162

A. PROPERTY ADDRESS: 1712 Louis Street, Park Heights, Lot 12-13 (50' of)

B. SPECIFICATIONS: No. Rooms _____ No. Stories 1 No. 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 22% of the main structure is considered a loss.
I estimate that 22% 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
rotten floor
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