



City of Richmond

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Building and Standards Commission Minutes

City Commission Room | 600 Morton Street, Richmond, Texas 77469

Tuesday, April 5, 2022, at 5:00 p.m.

The Building and Standards Commission for the City of Richmond, Texas met on Tuesday, April 5, 2022, at 5:00 p.m. The session was held at 600 Morton Street, Richmond City Commission Room.

Chairman Davis called the meeting to order at 5:00 p.m. A quorum was present, with the following Members in attendance:

Albert Davis - Chair
Zachary LaRock
Damacio Sanchez
Michael Meehan
Joe Garcia
Michael Leonard

Staff in attendance: Scott Fajkus, Assistant Building Official; Gary Smith, City Attorney; Aileen Heard, Code Compliance Officer; and Brittany Mullings, Public Works Executive Secretary.

Chairman Davis introduced agenda item A2., Recite the Pledge of Allegiance to the U.S. Flag and the Texas Flag. Pledge of Allegiance to the U.S. Flag and Texas Flag was recited.

Chairman Davis introduced agenda item A3., Public Comments. Hearing no public comments. This agenda item was closed.

Chairman Davis introduced consent agenda item B1., Approval of February 1, 2022, minutes. Board Member LaRock made a motion to approve the meeting minutes. Board Member Garcia seconded the motion. The vote for approval was unanimous.

Chairman Davis introduced regular agenda item B2., Date of next meeting. Tuesday, June 7, 2022, at 5:00 p.m. There was no objection.

Chairman Davis introduced regular agenda items C1a – C1i., Discuss progress on the following addresses:

C1i. 406 Burnet – Dangerous Structure

Rosie Reza stated a month ago she had a builder that wanted to work on the roof, but Mr. Fajkus told her she needed to start on the inside. The builder told her he would be getting a permit. Mr. Fajkus mentioned the Board signed a Notice of Substandard Structure Orders

at the last meeting. He did speak to Ms. Reza and her son, to discuss what it will take the bring the structure to compliance. There are problems with the foundation, along with exterior and interior issues. There are no existing permits at this time. Mr. Fajkus mentioned at the time he spoke to Ms. Reza and her son; they were discussing the possibility of demolishing the structure. Ms. Reza agreed she had talked to her son about demolition, she is waiting for her son to get back to her on a decision. She is hoping her son will come to the next meeting. She stated she wanted to start work on the outside of the building and asked Mr. Fajkus if he told her she could not get a permit. Mr. Fajkus reiterated she will need to get a permit for the foundation first, and she would need to submit plans to the Building Department. Mr. Fajkus mentioned that because the Notice of Substandard Orders was issued, it is up to the Board as to what the next steps are. Ms. Reza requested an additional 60-days for an update. Board member LaRock asked Ms. Reza if she plans to rehabilitate the structure. Ms. Reza replied yes. Mr. Fajkus mentioned the City is currently in the process of getting demolition bids for this property. Chairman Davis briefly went over what will happen if the City demolishes and puts a lien on the property to Ms. Reza. Board member LaRock was in agreeance to give an additional 60-day update, but he would like to see actual work done to the property. Chairman Davis reiterated that if the Board gives an additional 60-days for an update, she will need to provide professional plans for rehabilitation or demolition plans. Ms. Reza agreed and stated she would call Mr. Fajkus with an update. All Board Members were in favor.

C1h. 411 Clay – Dangerous Structure

Cynthia Ochoa stated she obtained the survey, flood elevation certificate, structural engineered plans, and a contractor. Chairman David asked if the plans have been submitted plans to the Building Department. Richard Arriaga stated he was unsure if the contractor has submitted the plans to the City; he let the contractor know he must submit the plans. Mr. Fajkus asked if the plans are signed by an Engineer. Mr. Arriaga said the plans are for the roof. Mr. Fajkus briefly went over previous conversations had with the owner to the Board. Mr. Arriaga stated that understands what Mr. Fajkus told them but the roof is where he wants to start the repairs. He believes if the roof would have been replaced a year ago, it would not have buckled or warped. Chairman Davis asked when the contractor will be submitting plans for permits. Both Mr. Arriaga and Ms. Ochoa stated as soon as possible, they are going to talk with him soon. Board Member LaRock asked if their plans are stamped by an Engineer. Mr. Arriaga said yes, and they were turned into the City. Chairman Davis asked if the plans have been submitted. Mr. Arriaga mentioned they turned plans in once before, but they were not accepted, the City needed more information. Mr. Fajkus stated the City has never received a signed set of plans by an Engineer. Ms. Ochoa said she emailed them to the City. Mr. Fajkus showed the Board the Structural Engineer report and hand-drawn plans. Board Member LaRock described the Structural Engineer report as only showing that the structure could be repaired but no details as to how it will be repaired. The Engineer will give you drawings as to how to properly fix the structure. Mr. Arriaga stated he does not understand what that is for because the structure is not totally damaged. He stated they are trying to rebuild but the City keeps coming up with more things that are required. Mr. Arriaga asked if the

contractor was the one to draw out the blueprints. Board Member LaRock assured him the contractor can create the plans, but they must be stamped and approved by an Engineer. The Board and the owner briefly went over again what is needing to be submitted to the Building Department for permitting. Mr. Fajkus reiterated a detailed sign set of engineered plans is required. Mr. Arriaga, acknowledge he understands what is required and what the Board expects, he also stated he no longer wants to work with Mr. Fajkus. Chairman Davis mentioned if the Engineer or Contractor has questions, they will need to contact the City. The Board was in favor of giving the owners an additional 60-days to bring the property up to code.

C1a. 1104 South 3rd – Dangerous Structure

Mr. Fajkus stated an inspection was done on the property. He went over the pictures that were taken during the inspection. He mentioned he went by the address today, he noticed that someone has pulled the plywood back. He believes someone may be staying in the structure. Per the Fort Bend Central Appraisal District, this has a homeowner exemption, however, it is Mr. Fajkus' understanding that the City can still move forward on issuing Substandard Orders and the demolition process. The City will continue making attempts to contact the owner. This address will be an action item at the next meeting.

C1b. 1315 Newlin – Dangerous Structure

Mr. Fajkus stated the mobile home has been removed, the owner has 180-days to replace it with a newer mobile home. This address can be removed from the dangerous structure list.

C1c. 1110 Rufus – Dangerous Structure

Mr. Fajkus stated this structure has been demolished and can be removed from the dangerous structure list.

C1d. 1101 (1103-1105) Jerry – Dangerous Structure

Mr. Fajkus spoke to the property owner; the owner is wanting to add a new roof, fix existing siding and repaint the structure. The owner is hopeful there will be progress made within the next 60-days. Staff is working with the owner on this location and is asking to extend an additional 60-days. The Board was in favor of giving the owner an additional 60-days to bring the property up to code.

C1e. 1015 Preston – Dangerous Structure

Mr. Fajkus mentioned the Board signed Notice of Substandard Structure Orders at the last meeting. There has been no contact made with the owner. The City has received estimates for a demolition contract, we are currently waiting for signatures.

C1f. 507 Travis (Rear) – Dangerous Structure

Mr. Fajkus mentioned the Board signed Notice of Substandard Structure Orders at the last meeting. The owner is having problems getting the property into her name. Ms. Douglas reached out to Mr. Fajkus informing him she would not be able to make it to this meeting.

She intends to attempt to obtain ownership of property. Mr. Fajkus asked the Board how they would like to proceed. Board Member LaRock asked if a permit would be issued with the back taxes being owed. Mr. Fajkus replied yes. A quick discussion took place among the Board regarding the next steps. Mr. Fajkus mentioned the City is in the process of getting demolition bids for this property. The Board is in agreeance to the let City continue with the demolition process. All Board Members were in favor.

C1g. 712 Center – Dangerous Structure

Mr. Fajkus stated the structure has been demolished. This address can be removed from the dangerous structure list.

Chairman Davis introduced regular agenda item D1., Discuss Building and Standards Wall Framing Snippet provided by staff. As part of his presentation, Mr. Fajkus briefly reviewed the definitions of exterior walls and asked the Board if they would be interested in classes or training. The Board agreed, and Mr. Fajkus stated he would look into training options for the Board.

Chairman Davis introduced regular agenda item E1., Discussion on Quasi-Judicial Enforcement of Health and Safety Ordinance. Mr. Fajkus provided the Board with a signed copy of Ordinance No. 2022-04.

Chairman Davis introduced regular agenda item F1., Excuse from attendance at the regular Building and Standards Commission Meeting. To provide more clarity regarding the Open Meetings Act, excuse from absence, and quorums, Mr. Smith, City Attorney, and Board Members generally discussed these topics. Board Member Garcia indicated he was unable to attend the last meeting due to a doctor's appointment. All Board Members were in favor to excuse Board Member Garcia's absence.

There being no further business to be brought before the Building and Standards Board, Chairman Davis adjourned the meeting at 6:06 p.m.

Approved



Albert Davis, Chairman

Attest



Scott Fajkus, Assistant Building Official