BOARD OF CODE STANDARDS AND APPEALS
MINUTES

March 5, 2012

Members: Francisco Banuelos, Randy Coonrod, Daryl Crotts, Brad Doeden, Randy Harder, Russ Redford, Larry Webb, Gregg Wilhite, Warren Willenberg

Present: Banuelos, Coonrod, Doeden, Harder, Redford, Webb, Wilhite, Willenberg

Staff Members Present: Deb Legge, Paul Hays, Elaine Hammons (Central Inspection); Jeff Van Zandt (Law Dept.); Fire Marshal Brad Crisp (Wichita Fire Dept.)

The regular meeting of the Board of Code Standards and Appeals was called to order by Chairman Coonrod on Monday, March 5, 2012, at 1:33 p.m. in the 1st floor Board Room, City Hall, 455 N. Main, Wichita, Kansas.

Approval of the February 6, 2012, minutes.

Board Member Banuelos made a motion to approve the February 6, 2012, minutes. Board Member Willenberg seconded the motion. The motion carried.

Chairman Coonrod requested that the Board and City Staff introduce themselves to the public in attendance.

Approval of the March 2012 license applications as follows:

Applicant Name	Company Name	Class
Michael L. Church	Taco Shop of Wichita, Inc.	Class B
Alfredo de la Torre	Alfredo de la Torre dba Marquez Construction	Class B
Stephen Self	Stephen Self dba Timbercreek Woodworks	Class C
Jeff Turner	Artistic Landscape Design, LLC	Class B
Christopher Wood	Ameritech Services	Class B
Jennifer Dressler	Symbiont Design-Build, LLC	Class A (off agenda)
Charles Hickey	U. S. Builders, LP	Class A (off agenda)
Richard Lawson	Combat Veterans' Home Solutions	Class D (off agenda)

Chairman Coonrod advised the Board that Jeff Turner (Artistic Landscape Designs, LLC) and Richard Lawson (Combat Veterans' Home Solutions) had withdrawn their application packets from consideration.

Board Member Harder made a motion that the license applications, with the exception of the two withdrawals be approved. The license for Ameritech Services would be approved pending a passing score on his contractors' licensing test. Board Member Webb seconded the motion. The motion was approved.

Change of Company Name – Donald Grabendike dba Sun-Dor-Co (Class B)

Due to the omission of the required documentation in the submission packet, this item was removed from the agenda prior to the meeting.

Change of Company Name – Stanley Lawrence – Crestview Homes, LLC (Class B)

Mr. Stanley Lawrence requested that the Board allow him to change his company name to Stanley J. Lawrence, preferring the use of his name to identify the company. Mr. Lawrence also expressed his intention to place his license in "inactive" status, which will allow him to forego obtaining insurance until such time as he wishes to activate his license.

Finding Mr. Lawrence's packet in order, Board Member Harder made a motion to approve the name change from Crestview Homes, LLC, to Stanley J. Lawrence. Board Member Webb seconded the motion. The motion carried.

Change of Company Name – Thomas Schmeidler – Schrader Brothers & Associates, Inc. (Class A)

Mr. Thomas Schmeidler requested that the Board allow him to change his company name to SBA Construction Company, Inc., which he hopes will provide clarity in all matters pertaining to his business.

Board Member Harder made a motion to approve the name change pending the resolution of the nine expired permits issued to Schrader Brothers & Associates, Inc. Board Member Webb seconded the motion. The motion passed.

Change of Company Name – The Kitchen Place, Inc. (Class C) (off agenda)

Board Member Redford recused himself from discussion due to a potential conflict.

Mr. Harry J. Frieze requested that he be permitted to change his company name, The Kitchen Place, Inc., to Maison Management (Class C), also changing the business organization from a corporation to a sole proprietorship. Mr. Frieze also requested that the license number issued to his business as The Kitchen Place, Inc., be transferred with him rather than to Mr. Patrick Lang, the individual who purchased The Kitchen Place from Mr. Frieze. There were no unresolved permits.

Central Inspection staff received a call from Mr. Lang prior to the Board meeting, and Mr. Lang stated that he was in favor of receiving a new license number for his company and allowing the license number originally assigned to The Kitchen Place, Inc., to be transferred to Mr. Frieze's new company, Maison Management.

Since both parties were in agreement about Mr. Frieze's retention of the original license number, Board Member Wilhite made a motion to approve the request by Mr. Frieze to change his company name from The Kitchen Place, Inc., to Maison Management, and to approve the new license for The Kitchen Place, Inc., as Mr. Lang's company. Board Member Harder seconded the motion. The motion passed. (Board Member Redford recused himself from the vote due to a potential conflict.)

Change of Company Name – Oakridge Construction Services, LLC (Class B) (off agenda)

Due to the dissolution of a partnership, Mr. Max Christensen, company owner and Qualified Person for the Class B Contractor's License requested that he be permitted to change his company name from Oakridge Construction Services, LLC (Class B) to Max Christensen dba Oakridge Construction Solutions (Class B). Although the State of Kansas still showed an active business under Oakridge Construction Services LLC, it was noted that Mr. Christensen still operated his plumbing business under that name. Mr. Christensen originally made the request at the January 2012 meeting and the February 6 meeting, and was denied the change in both instances due to unresolved permits.

Appearing before the Board to answer questions and clarify the circumstances regarding the remaining unresolved permit, Mr. Christensen explained that the job in question was the construction of a demising wall at a large retail space. The fire caulking was not approved at the time of the inspection, so Mr. Christensen has contacted the subcontractor, who is an out-of-state contractor, and is in the process of getting the matter resolved. Mr. Christensen stated that he anticipated having the correction made and inspected within the next two weeks.

Board Member Banuelos made a motion to approve the name change as requested by Mr. Christensen. Board Member Doeden seconded the motion. Board Member Harder asked that the condition be added that the remaining outstanding permit be resolved before the name change be granted. Board Member Doeden seconded the added condition. The motion was approved.

Condemnation Hearings:

There were no properties submitted for Condemnation Hearings for March.

Overview of response from the Kansas State Fire Marshal's Office concerning International Fire Code review process.

Fire Marshal Brad Crisp presented a brief update on the response from the Kansas State Fire Marshal's Office regarding the proposed amendment package to the 2006 International Fire Code (IFC) as submitted by the Wichita Fire Department. Fire Marshal Crisp said his office received a letter indicating draft approval of the proposed amendments. All 27 of the variances were approved; however, there were some conditions added, which include that the Wichita Fire Department is required to do an on-site inspection annually or every three years, depending on the occupancy type; maintain an adequate water supply; and maintain adequate staffing levels and response times. Those conditions set forth by the State are normal operating standards for the Wichita Fire Department.

One of the conditions refers to R-4 Occupancies, specifically congregate living facilities, Fire Marshal Crisp told the Board. The original proposed amendment increased the level that would be allowed to sixteen without triggering the sprinkler system requirement. The State Fire Marshal's Office has placed a requirement on that specific variance that it would limit the maximum capacity to eight.

Mr. Paul Hays, Senior Plans Examiner in Central Inspection, explained that the R-4 Occupancy allows eleven to sixteen individuals as defined by the amended International Building Code (IBC), while the unamended code allows six to sixteen. The definition refers to a section in the International Residential Code (IRC), which gives the option of complying with either the provisions in the IBC or those in the IRC. The former Building Official, Mr. Kurt Schroeder, determined that since the IBC referred to the section in the IRC, and the IRC does not require sprinklers systems in one- and two-family structures, it would be permissible to allow up to sixteen without a sprinkler system. The State does not recognize City amendments that are less restrictive than the State's regulatory code, and will require that an occupant load of more than eight individuals will trigger the sprinkler system requirement.

Fire Marshal Crisp said that the State Fire Marshal's Office had been very accommodating in its effort to work with the City of Wichita in the review of the City of Wichita's amendments. He also told the Board that he would provide an official acceptance document from the State Fire Marshall's Office in the near future.

With no other business to conduct, Board Member Wilhite made a motion to adjourn the meeting. Board Member Webb seconded the motion. The motion passed.

The meeting adjourned at 1:54 p.m.