

BOARD OF CODE STANDARDS AND APPEALS MINUTES

September 10, 2012

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

Present: Francisco Banuelos, Randy Coonrod, Daryl Crotts, Brad Doeden, Russ Redford, Gregg Wilhite, Warren Willenberg

Staff Members Present: Deb Legge, Paul Hays, Penny Bohannon, Elaine Hammons (Central Inspection); Jeff Van Zandt (Law Department)

The regular meeting of the Board of Code Standards and Appeals was called to order by Chairman Coonrod on Monday, September 10, 2012, at 1:30 p.m. in the 1st floor Board Room, City Hall, 455 N. Main, Wichita, Kansas.

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

Approval of the August 6, 2012, minutes.

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

Approval of the September 2012 license applications as follows:

<u>Applicant Name</u>	<u>Company Name</u>	<u>Class</u>
Patrick Adams	Synergy Reconstruction, LLC	Class A
Tracy Clevenger	CDM Construction, LLC	Class C
Brent Colvin	Ready Roofer, Inc.	Roofing
Graham Dessert	Dessert Companies, LLC	Roofing
Chris Garrison	Advanced Home Solutions, Inc.	Class C
Aaron Gaudern	Aaron Gaudern dba Mastercraft Designs & Construction	Class B
Isaac Gould	Another Heating & Air Company, LLC	Class B
Todd Halaburka	Aspen Roofing & Exteriors, LLC	Roofing
Doug Hall	Doug Hall dba Doug Hall Construction	Class B
Christine Hester	Ron's Roofing & Restorations, LLC	Roofing
John G. Hutto	John G. Hutto dba Hutto & Son	Class B
Marcus Meeker	Hi-Tech Interiors, Inc.	Class A
Michael Roby	Michael Roby dba United Painting Contractors	Class B
Brad Rogers	Brad Rogers dba Rogers Contracting	Class A
Jeff Turner	Artistic Landscape Design, LLC	Class B

After review of the submission documents, Board Member Harder made a motion that the contractor license applications for September 2012 be approved except for the packets submitted by Brent Colvin, Christine Hester, John Hutto, Michael Roby, Brad Rogers, and Jeff Turner, which were incomplete. Board Member Wilhite seconded the motion. The motion carried.

Change of Qualified Person – Kansas Premium Roofing, LLC (Roofing)

Mr. Jon Stewart, owner of the company, requested that the new regional manager, Curtis Harris, be permitted to become the Qualified Person for the license. Due to ten unresolved permits, Board Member Harder made a motion to deny the change of Qualified Person. Board Member Banuelos seconded the motion. The motion carried.

Upgrade of License – US Roofing & Siding, LLC (Roofing)

Mr. Richard Prunier requested that he be allowed to upgrade his Roofing Contractor's License. Although he has passed the Class A contractor's test, Mr. Prunier asked to upgrade his current license to a Class B. Finding all required documentation on file with Central Inspection, Board Member Harder made a motion to approve the request to upgrade Mr. Prunier's Roofing License to a Class B Contractor's License. Board Member Wilhite seconded the motion. The motion passed.

Condemnation Hearings

Review Cases:

1. 823 N. Lorraine

Mr. Donnell Trotter, brother of the owner, was present on behalf of this property.

This is a one-story frame dwelling about 30 x 36 feet in size. Vacant and open, this structure has shifting and cracking basement walls; broken and missing siding shingles; sagging and badly worn composition roof, with holes; deteriorated front porch; rotted and missing soffit and fascia; rotted wood trim; and the rear addition roof has collapsed. The 12 x 19 foot accessory structure is deteriorated.

This property was first before the Board at the January 9, 2012, hearing. At the June 4, 2012, hearing, a motion was made and approved to allow the new owner until the September 2012 meeting to correct all exterior violations, maintaining the site in a clean and secure condition. The taxes are current; there are no Special Assessments against the property; there is some construction debris on site. Repairs are in progress, and there is an active building permit for the repairs. At the last site inspection, it was noted that the garage door was open, leaving the structure unsecured.

Mr. Trotter told the Board that work had advanced further since the pictures of the property were taken by staff for viewing at the meeting. He said there was still some foundation work to be finished and some minor repairs to be completed. Mr. Trotter anticipated having the exterior completed within the next two weeks.

Board Member Harder made a motion to allow until the regular October 2012 hearing for the remaining violations to be corrected, maintaining the site in a clean and secure condition in the interim. Board Member Wilhite seconded the motion. The motion carried.

2. 523 S. Richmond

The owner of the property, Fred Ludwig, was present.

Approximately 31 x 49 feet in size, this one-story frame dwelling has been vacant for at least two years. This structure has been damaged by fire. It has fire-damaged and missing vinyl and transite siding; fire-damaged, sagging composition roof; fire-damaged wood trim and framing members; and fire-damaged attached garage.

At the May 7, 2012, hearing, this property was presented to the Board for the first time. At the August 6, 2012 meeting, the Board approved a motion to allow until the September meeting for the owner to bring the exterior into compliance with minimum housing code, maintaining the premise in a clean and secure condition in the interim. The taxes are current, and there are no Special Assessments against the property. Repairs are underway; there is some construction debris on the site. At the last site inspection, it was noted that the siding installation was almost complete; a window and a rear door needed to be replaced. Since that inspection, the owner has notified staff that the siding has been completed. Neighborhood Inspection staff recommended that the property be returned to regular Code Enforcement.

Board Member Harder made a motion to return the property to regular Code Enforcement. Board Member Crotts seconded the motion. The motion was approved.

Discussion regarding changes in the General Contractor Licensing Processes.

Mr. Jeff Van Zandt explained that the renewal schedule for City General Contractors' Licenses is currently done annually. The General Contractors' Licenses issued through Sedgwick County are renewed biennially. To facilitate the consolidation of the two entities, the City's license processes will be changed to a biennial renewal to coincide with the County's renewal process. A City/County Contractor License Application was presented for Board approval to replace the respective applications currently used by each entity. As defined on the application form, the contractor has the option of obtaining/renewing a license for both City and County or just a City or just a County license. Board Member Harder made a motion to approve the new City/County Contractor License Application form. Board Member Banuelos seconded the motion. The motion was approved.

Update on the merger of the City and County Inspection Departments.

Mr. Paul Hays, in the absence of Mr. Rick Stubbs, gave a brief update on the consolidation. The discussion regarding the Hansen computer system has been ongoing. Some of the services provided by each entity, such as plan review, will continue to be provided separately by the respective City and County departments until some of the issues are resolved and the processes are formalized to allow for cross sharing of those services.

The application acceptance for the new Department Director position closed the previous Thursday, and the list was narrowed to five candidates.

The merger process is approximately sixty-percent complete.

Mr. Van Zandt said that the current Board Members' names were submitted to the City and County governing bodies as potential appointees for the new Board that will be created for the merged departments. At the time the current Board is dissolved, there will also be resolution creating a new Board. Once the new Board is created, it can begin to address some of the changes in the codes and ordinances as necessary.

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

The meeting adjourned at 1:45 p.m.