

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

October 7, 2013

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

Present: Coonrod, Crotts, Doeden, Harder, Redford, Webb, Wilhite

Staff Members Present: Tom Stolz, Bud Lett, Richard Meier, Deb Legge, Diane Patton, Sherry Brace (MABCD); Jeff Van Zandt (City Law)

The regular meeting of the Board of Building Code Standards and Appeals was called to order by Chairman Coonrod on Monday October 7, 2013 at 1:00 pm., at the Sedgwick County Public Works, 1144 S. Seneca, Wichita, Ks. 67213.

Approval of the September 9, 2013 minutes.

Board Member Harder moved to accept the minutes for September 9, 2013. Board Member Doeden seconded the motion. The motion carried.

Public Agenda.

There was no one present to speak on the Public Agenda.

Condemnations:

Review Case

CDM-B-5-2013 2128 W. McCormick

Mr. Richard Marten – husband of deceased owner.

Mr. Marten is in receipt of legal documents and is pursuing ownership of the property.

Board member Harder made a motion to submit the property to the City Council with a recommendation of condemnation, with ten days to begin and ten days to complete the demolition of the structure. Board member Webb seconded the motion. The motion was approved.

No new condemnation cases for October.

2012 IFC – Carbon Monoxide Alarms

Discussion on Carbon Monoxide Alarms was led by Richard Meier-MABCD Inspection Staff. Mr. Meier stated the pros to the Carbon Monoxide Alarms are Life safety and the cons are related cost (\$50 to

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\$100 per unit). The board agreed to discuss this issue at the next meeting and Bud Lett will bring additional research regarding the alarms.

Discussion of potential barriers for licensure.

The board agreed to pursue looking at applications for licensing. This would include background checks for criminal decisions on applicants.

Discussion of stairway width variance in private residences.

Richard Meier led the discussion on permanent stairway to uninhabitable areas. The discussion regarded the 36 inch stairway leading to attic space. Accessibility to this space might allow persons to store items in an area that does not have trusses designed to bear the additional weight load. Concern has been expressed by the City of Wichita Fire Department regarding rescue situations both for the safety of firemen and citizens.

Board Member Harder made a motion to deny stairways smaller than 36 inches in width where the truss is not approved to be load bearing. Board Member Crotts seconded the motion. The motion was approved.

Review of amendments to the Housing Procedure Manual.

Deb Legge started the discussion of case notification. Current violations are sent the NOI notification. It was proposed to move directly to the NOV notification in an effort to expedite housing violations. Deb expressed that there are cases that have been open for extended periods of time. Board Member Wilhite motioned to move the first notification to a NOV. Member Crotts seconded the motion. The motion was approved.

Old Business

None to discuss

Board Member Harder motioned to adjourn the meeting. Several Board Members seconded the motion. The motion was approved.

The meeting adjourned.