

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

November 4, 2013

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

Present: Banuelos, Crofts, Doeden, Harder, Redford, Webb, Willenberg

Staff Members Present: Bud Lett, Richard Meier, Deb Legge, Diane Patton (MABCD); Jeff Van Zandt (City Law); Fire Marshal Brad Crisp (WFD)

The regular meeting of the Board of Building Code Standards and Appeals was called to order by the Vice Chairman Harder on Monday, November 4, 2013, at 1:05 p.m., at the Wichita Area Builders' Association Offices, 730 N. Main, Wichita, Kansas.

Approval of the October 7, 2013, minutes.

Board Member Willenberg made a motion to approve the minutes for the October 7, 2013, minutes. Board Member Crofts made a motion that the minutes be amended to reflect what Board and staff members were present. The amended motion was seconded by Board Member Doeden. The motion carried.

Public Agenda.

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

Condemnations:

New Cases

1. 312 W. 19th St N.

There was no one present on behalf of this property.

This one-story frame dwelling is about 38 x 26 feet in size. Vacant for at least a year, this structure has no roof covering; cracking and shifting concrete block foundation; rotted wood front porch; badly deteriorated porch stoop and steps; and rotted wood trim.

Board member Crofts made a motion to submit the property to the City Council with a recommendation of condemnation, with ten days to begin wrecking and ten days to complete the removal of the structure. Board Member Webb seconded the motion. The motion carried.

2. 1104 N. Madison

No one was present to represent this property.

Approximately 20 x 45 feet in size, this one-story frame dwelling has been vacant for at least 18 months. The structure has a badly deteriorated composition roof, with missing shingles and holes; badly cracked and shifting concrete block foundation, with missing block; deteriorated and missing siding shingles; rotted front porch cover; exposed, rotted wall sheathing and framing members; and rotted rafter tails and wood trim.

Board Member Crofts made a motion to refer the property to the City Council for condemnation action, with ten days to begin demolition and ten days to complete the demolition. Board Member Webb seconded the motion. The motion passed.

3. 1514 S. Mosley

There was no representative for this property present at the hearing.

Vacant for at least 18 months, this two-story frame dwelling is about 30 x 40 feet in size. This structure has been damaged by fire. It has a badly worn composition roof with missing shingles; cracking basement walls; fire-damaged and missing wood lap siding; fire-damaged framing members; rotted wood front porch; rotted and fire-damaged wood trim; and the 12 x 20 foot accessory garage is deteriorated.

Board Member Crotts made a motion to submit the property to the City Council, recommending condemnation, with ten days to start removal of the structure and ten days to complete the wrecking. Board Member Webb seconded the motion. The motion was approved.

4. 1657 S. Woodlawn

Blair Gisi, attorney with South & Associates, was present as a representative of U.S. Bank.

A one-story brick over frame dwelling about 60 x 40 feet in size, this building has been vacant for at least three years. This structure has been damaged by fire. It has a deteriorated composition roof, with missing shingles; cracking and shifting brick siding; rotted and missing hardboard siding; exposed framing members; and rotted, missing and fire-damaged fascia and wood trim.

Mr. Gisi explained that U.S. Bank is actively pursuing foreclosure. He told the Board that an insurance settlement is pending due to a fire at the property. Mr. Gisi requested an extension on the time for repair because the foreclosure is pending while awaiting the settlement on the insurance. Once the foreclosure is complete, Mr. Gisi said, the bank will arrange to have the necessary repairs done. Board Member Webb made a motion to allow an extension until the February 2014 meeting, maintaining the property in a clean and secure condition in the interim. Board Member Doeden seconded the motion. The motion carried.

5. 3140 S Yale

No one attended the hearing on behalf of this property.

Vacant for at least two years, this is a one story-frame dwelling approximately 24 x 28 feet in size. The structure has been badly damaged by fire. It has a fire-damaged composition roof, with holes; deteriorating wood pier foundation; fire-damaged and missing vinyl siding; exposed, fire-damaged framing members; badly charred wall sheathing and wood trim; and the interior has been gutted by fire.

Board Member Willenberg made a motion to refer the property to the City Council for condemnation, with ten days to begin razing the building and ten days to finish the demolition. Board Member Webb seconded the motion. The motion carried.

2012 IFC – Carbon Monoxide Alarms – Continuation of discussion.

Fire Marshal Brad Crisp, Wichita Fire Department, briefly addressed the Board regarding carbon monoxide alarms. He told the Board that although the Sedgwick County Fire Department had recently adopted the 2012 IFC, which requires that carbon monoxide alarms be installed, the City of Wichita has not adopted the 2012 IFC and currently has no plans to do so. The Board requested that additional information be provided regarding carbon monoxide alarms and their cost. Additional questions were raised as to when the installation of carbon monoxide detectors would be required, and if they should be monitored in commercial R occupancies such as hotels. The Board concluded that when staff was closer to proposing the adoption of the carbon monoxide alarm requirement, the answers to those questions should be presented to the Board.

Variance request by Crossland Construction for the Castle Metals addition at 3050 S. Hydraulic.

The architect and contractor requested that the item be withdrawn from the agenda. Board Member Doeden stated that he would recuse himself from voting in any action regarding the item because it would be a conflict of interest for him. Board Member Crotts made a motion to have the item withdrawn from the agenda. Board Member Willenberg seconded the motion. The motion was approved. (Board Member Doeden recused himself from the vote.)

Discussion of roofing fees and permits.

The fee structure will undergo a change so that there will be one fee structure for fees and permits in the department. MABCD staff explained that a fee study would be done of all fees in 2014.

The Limited Self-Inspect Program will be temporarily suspended, revamped, and then it will be reinitiated with new guidelines and regulations.

With no other business to conduct, Board Member Crotts made a motion to adjourn the meeting. Board Member Webb seconded the motion. The motion was approved.

The meeting adjourned at 1:55 p.m.