

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

May 5, 2014

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

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

Staff Members Present: Tom Stolz, Bud Lett, Richard Meier, Deb Legge, Diane Patton, Elaine Hammons (MABCD); Fire Marshal Brad Crisp (WFD)

The regular meeting of the Board of Building Code Standards and Appeals was called to order by Chairman Coonrod on Monday, May 5, 2014, at 1:00 p.m., at the Wichita Area Builders' Association Offices, 730 N. Main, Wichita, Kansas.

Approval of the April 7, 2014, minutes.

Board Member Willenberg made a motion to approve the minutes for the April 7, 2014, meeting. Board Member Harder seconded the motion. The motion carried.

Public Agenda.

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

Chairman Coonrod requested that the Board and City/County staff introduce themselves to the public in attendance.

New Business

Condemnations:

Review Cases:

1. 1657 S Woodlawn

Mr. Blair Gisi with South & Associates was present on behalf of this property.

A one-story brick over frame dwelling about 60 x 40 feet in size, it 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.

The property was first presented to the Board at the November 4, 2013, meeting, and then again at the February 2014 meeting. At the February 2014 hearing, the Board approved a motion to delay condemnation action until the May 5, 2014, meeting with the instruction that Mr. Gisi reappear before the Board with a plan of action for the property if it had not been repaired or sold. The property was to be kept clean and secure in the interim.

The taxes are current, and the structure has been maintained secure. No repairs have been made. The property was sold at Sheriff's Auction to US Bank. The new owner has taken legal action to extinguish redemption rights of the previous owner. The new owner will begin the process for having a contractor make the required repairs once the property has been legally transferred to the new owner.

Accepting the staff report on the property, Board Member Wilhite made a motion to allow until the next regularly scheduled Board meeting for the new owner to take possession of the property and arrange for repairs to begin while maintaining the property in a clean and secure condition, or the property will be submitted to the City Council for condemnation, with ten days to begin the demolition and ten days to complete demolition. Board Member Crotts seconded the motion. The motion was approved.

2. 1731 N. Volutsia

The owner, Chris Ropar, was not present for this hearing.

This one-story, frame dwelling is approximately 38 x 23 feet in size. Vacant and open, this structure has missing rear basement wall; improperly constructed front basement wall; missing wood lap siding; exposed framing members; and missing porches and steps.

This property was brought to the Board at the February 3, 2014, hearing, Mr. Ropar was present when the Board approved a motion to allow until the May 2014 hearing for Mr. Ropar to contact a structural engineer to assess the basement walls and to follow through with the engineer's recommendation for making the basement walls structurally sound. Mr. Ropar was also directed by the Board to schedule the required inspections and receive the necessary approval before continuing the work on the project. He was also to maintain the site in a clean and secure condition during the interim.

Ms. Legge stated that Mr. Ropar was attempting to sell this property. She said that it is possible that the property has been sold to a new owner. There has been no engineer's report submitted to MABCD, and work has not continued on the exterior. There is still debris on the premise, and Mr. Ropar has not contacted MABCD.

Accepting the staff report on the property, Board Member Redford made a motion to refer the property to the City Council with a recommendation of condemnation, with ten days to begin wrecking the structure and ten days to complete the demolition. Board Member Crotts seconded the motion. The motion carried.

Request for approval of LP Smart Siding for use in the MABCD jurisdiction.

Mr. Bud Lett, Assistant Director/MABCD, presented information on LP Smart Siding, including the manufacturer's installation guidelines for the material. Board Member Harder noted that it is used as sheathing in some jurisdictions. After a brief discussion regarding the potential use of the product, Board Member Harder made a motion to approve use of LP Smart Siding in the MABCD jurisdiction when applied in accordance with the manufacturer's installation directions. Board Member Wilhite seconded the motion. The motion carried.

Request for approval of Cable Railing for use as deck railing in the MABCD jurisdiction.

Mr. Lett presented a request to allow the use of cable railing product as deck railing. Literature on the product along with a copy of an excerpt from the IBC recognizing standard construction practices and a letter from former OCI/ Superintendent, Kurt Schroeder, allowing use of cable railing on a project. After perusing the distributed material, Board Member Harder made a motion to allow use of the product in the MABCD jurisdiction when installed in accordance with the manufacturer's installation guidelines. Board Member Coonrod seconded the motion. The motion passed,

Permit and contractor unified fees proposal.

Mr. Tom Stolz, MABCD Director, apprised the Board of the continuing process of combining the permit and contractor licensing fees. The current plan is to use a valuation method for residential remodel and all commercial projects. The new residential permit fees will be based on a per-square-foot, finished or unfinished, cost.

IRC and IBC updates.

New IRC 2012 and IBC 2012 books were provided to the Board Members. Gary Cox, MABCD Plan Review staff has been reviewing the new codes to provide a comprehensive outline of differences between the current adopted codes and the 2012 codes. Once the Board has had the opportunity to review the changes and make a recommendation for adoption, Mr. Stolz hopes to have the new codes adopted by the first of the year in 2015.

Mr. Cox is also reviewing the new version of the IEBC to provide similar updates on the changes.

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

The meeting adjourned at 1:35 p.m.