

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

September 8, 2014

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

Present: Banuelos, Crotts, Doeden, Redford, Webb, Wilhite, Willenberg

Staff Members Present: Tom Stolz, Bud Lett, Deb Legge, Richard Meier, Penny Bohannon, Elaine Hammons (MABCD); Jeff Van Zandt (City Law Dept.); Fire Marshal Brad Crisp (WFD)

In the absence of Chairman Coonrod and Vice Chairman Harder, the Board nominated and approved Board Member Crotts to be Acting Chairman.

The regular meeting of the Board of Building Code Standards and Appeals was called to order by Acting Chairman Crotts on Monday, September 8, 2014, at 1:04 p.m., at the Wichita Area Builders' Association Offices, 730 N. Main, Wichita, Kansas.

Approval of the August 4, 2014, minutes.

Board Member Willenberg made a motion to approve the minutes for the August 4, 2014, meeting. Board Member Banuelos seconded the motion. The motion carried.

(Board Member Wilhite excused himself from the meeting.)

Public Agenda.

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

New Business

Condemnations:

Review Cases:

1. 1321 S. Santa Fe

Altina Pouncel, owner, was present.

A two-story frame dwelling, about 20 x 30 feet in size, this building has been vacant for at least 20 years. This structure has deteriorated hardboard siding; badly worn, sagging composition roof with holes and missing shingles; deteriorated wood front porch; and rotted wood trim. The 15x20 foot accessory dwelling is dilapidated.

Ms. Pouncel explained to the Board that she intended to demolish the rear structure, she and has obtained a wrecking permit. Because the demolition estimates she had received were very costly, Ms. Pouncel stated that she was trying to get additional bids in order to find a less expensive contractor. She said that painting had been done on the main structure since the last site visit by MABCD staff. Ms. Pouncel was confident that the exterior violations on the main structure would be repaired by the upcoming weekend. She said one year of delinquent taxes had been paid earlier in the day, and she would pay the rest of the balance by the end of the month.

Board Member Redford made a motion to allow an extension until the January meeting for the rear structure to be razed and to complete the exterior repairs on the main structure, maintaining the site in a clean and secure condition in the interim. Board Member Banuelos seconded the motion. The motion carried.

New Cases:

There were no new cases for September.

Review of Compressed Natural Gas Checklist

Fire Marshal Brad Crisp addressed the Board. He provided a working draft of the proposed Compressed Natural Gas checklist and gave a brief explanation of the circumstances that prompted the development of the proposed checklist and protocol. Included in the development of the document and inspection procedure were the State Fire Marshal's Office, WFD, MABCD, and the gas utility company. Fire Marshal Crisp said he will present the information to all of the trade advisory boards and welcomes any input from the boards.

Discussion of Non-typical Building Construction

Mr. Terry Portier and Mr. Trevor Portier of Paramount Construction provided a presentation regarding the uses of straw bales, rammed earth, and hemp-crete as "green" construction materials. They spoke about the general processes for each type of material and how they are used in wall construction.

After several questions from the Board and subsequent discussion about the uses and overall longterm stability of the construction materials, the Board Members agreed that without test data from an approved testing agency and without the structural engineering available upon which to base an informed decision, the Board could not make a recommendation in favor of the use of the materials at that time. Some of the specific issues raised by the Board may be addressed in the 2015 IRC.

Old Business

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

The meeting adjourned at 2:20 p.m.